

# AGENDA

## PLANNING BOARD REGULAR MEETING



**Thursday, October 09, 2025 AT 9:30 AM**

**TOWN OF HIGHLAND BEACH, FLORIDA**

3614 S. OCEAN BOULEVARD

HIGHLAND BEACH, FL 33487

Telephone: (561) 278-4548

Website: [www.highlandbeach.us](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. August 14, 2025

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

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

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

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

Application by Donald Durante, Randall Stofft Architects, for a major modification request to allow for the construction of a new detached garage and pickleball court for the property located at 2455 South Ocean Boulevard.

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

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

**9. ANNOUNCEMENTS**

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

**10. ADJOURNMENT**

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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. August 14, 2025



## TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: August 14, 2025  
Time: 9:30 AM

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### 1. CALL TO ORDER

Chairperson Mendelson called the meeting to order.

### 2. ROLL CALL

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

#### **ADDITIONAL STAFF PRESENT**

Town Planner Ingrid Allen

#### **ABSENT**

Board Member Roger Brown

### 3. PLEDGE OF ALLEGIANCE

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

### 4. APPROVAL OF THE AGENDA

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

### 5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

### 6. APPROVAL OF MINUTES

A. July 10, 2025

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

## **7. UNFINISHED BUSINESS**

### **A. Proposed amendments to the Town Code of Ordinances regarding the Town's Comprehensive Plan based on the evaluation and appraisal review.**

Chairperson Mendelson introduced the item and mentioned this was continued from the last Planning Board meeting.

Town Planner Allen gave a brief overview of the previous meeting and mentioned that the language changes requested have been brought back for review. In addition to those language changes there were some non-substantive changes to the plan as noted in the packet.

Emilee Aguerrebe of Inspire Placemaking Collective was present and gave a presentation of the changes to the Board. Chris Dougherty of Inspire Placemaking Collective was present via zoom.

The Board discussed the revisions and suggested two additional language changes. In Section 1.1.4 change the words "bus stop" to "transit service stops". In section 1.5.5 change the word "framework" to "regulations".

There were no public comments.

The public hearing was closed followed by a motion.

Motion to accept all the changes that Inspire provided with the further change in 1.1.4 where we change bus stop to transit service stops and 1.1.5 where we change the word framework to regulations.

**Motion:** Mendelson/David – Motion to accept all the changes that Inspire provided with the further change in 1.1.4 where we change bus stop to transit service stops and 1.5.5 where we change the word framework to regulations. Based upon a roll call: Chairperson Mendelson (Yes), Member David (Yes), Member Babij (Yes), Member Powell (Yes), Maner Axelrod (Yes), and Vice Chairperson Rosen (Yes). The motion passed on a 6 to 0 vote.

## **8. NEW BUSINESS**

### **A. Development Order Application No. PZ-25-28 / Elena & Mikhail Vesselov**

**Application by William Thomas, Unlimited Permit Services, INC., Requesting a special exception to install a 105 linear foot seawall and seawall cap, a 275 square foot dock, and a 33,000 pound capacity boat lift for the property located at 2564 South Ocean Boulevard.**

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

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

Town Planner Allen presented the Development Order Application No. PZ-25-28. She mentioned that this application has two approval conditions; Sod or artificial turf shall be placed from the property line to the seawall cap and contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances.

David Nutter of B & M Marine Construction was sworn in and answered questions regarding the application.

The Board discussed the application and asked questions. There was discussion on hardscapes and walkways in regard to property lines and docks.

Jeff Hedden, United Construction Partners, Inc., was present and gave comments.

**MOTION:** David/Powell – Moved to approve Development Order No. PZ-25-28 with the following conditions: Sod or artificial turf shall be placed from the property line to the seawall cap and contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances. Based upon a roll call: Member David (Yes), Member Powell (Yes), Member Babij (Yes), Member Axelrod (Yes), Vice Chairperson Rosen (Yes), and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

**Motion:** Babij/ David - Moved to propose to the Town Commission an amendment to the Town Code of Ordinances, Section 30-66 C.1.A, to allow for hardscape even past the property line from a home to a dock and put forth Greg Babij as the sponsor of the amendment. Based upon a roll call: Member Babij (Yes), Member David (Yes), Member Powell (Yes), Member Axelrod (Yes), Vice Chairperson Rose (Yes), and Chairperson Mendelson (Yes). The motion passed on a 6 to 0 vote.

## 9. ANNOUNCEMENTS

August 21, 2025	1:30 P.M.	Town Commission Meeting
September 09, 2025	1:00 P.M.	Special Magistrate Hearing

September 11, 2025      9:30 A.M.      Planning Board Regular Meeting

**10. ADJOURNMENT**

The meeting adjourned at 10:29 AM.

**APPROVED** on October 09, 2025, Planning Board Regular Meeting.

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Ilyne Mendelson, Chairperson

**ATTEST:**

Transcribed by:  
Jaclyn DeHart, Deputy Town Clerk

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Jaclyn DeHart  
Deputy Town Clerk

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10/09/2025  
Date

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

**File Attachments for Item:**

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

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



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF:**       **October 9, 2025**

**TO:**                   **PLANNING BOARD**

**FROM:**              **INGRID ALLEN, TOWN PLANNER**

**SUBJECT:**           **APPLICATION BY SEAGATE OF HIGHLAND CONDOMINIUMS, INC., ANTHONY SANTELLA, REQUESTING A SPECIAL EXCEPTION TO INSTALL FOUR (4) WOOD PILES UNDER EXISTING FINGER PIERS FOR THE PROPERTY LOCATED AT 3224 SOUTH OCEAN BOULEVARD. (APPLICATION NO. PZ-25-34)**

### I. GENERAL INFORMATION:

**Applicant (Property Owner):**     Seagate of Highland Condominiums, Inc.  
3224 South Ocean Boulevard  
Highland Beach, FL 33487

**Applicant's Agent:**             Anthony Santella  
Seagate of Highland Condominiums, Inc.  
3224 South Ocean Boulevard #1010  
Highland Beach, Fl. 33487

### **Property Characteristics:**

**Comprehensive Plan Land Use:**   Multi Family High Density  
**Zoning District:**                 Residential Multiple Family High Density (RMH)  
**Parcel Control Number:**         24-43-46-33-08-001-0010  
**Site Location:**                  3224 South Ocean Boulevard

### **Request and Analysis:**

The Applicant is requesting a special exception to install four (4) wood piles under existing finger piers for the property located at 3224 South Ocean Boulevard. The four (4) piles will support two (2) structurally compromised finger piers (two piles under each finger pier) which are located on an existing dock at the Seagate of Highland Condominium.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and Army Corps of Engineers (ACOE) authorizations for the above-referenced project as follows:

<b>FDEP (Permit No.)</b>	<b>ACOE (Permit No.)</b>
50-0300747-004-EE	SAJ-2013-00786-KAE (NW-JCP)

Section 30-68(g)(1) of the Town Code indicates that accessory marine facilities including pilings 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.

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 September 15, 2025 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

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





## TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

### PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

Address:	3224 S Ocean Blvd	PCN:	24-43-46-33-08-001-0010
Full Legal Description of the Property [as described in the deed] or reference to an attachment:			
Seagate of Highland Condominiums Rec Area			
Zoning District:	Highland Beach	What is the location of the installation?	
		<input checked="" type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A	

### PROPERTY OWNER/APPLICANT INFORMATION

Name:	Seagate of Highland Condominiums Inc.	Phone:	646 413 1643	Fax:	
Mailing Address:	3224 S Ocean Blvd Highland Beach FL 33487				
Email Address:	Santella.AJ@gmail.com				

### APPLICANT'S AGENT INFORMATION

Name:	Anthony Santella	Phone:	646 413 1643	Fax:	
Company Name:	Seagate of Highland Inc.				
Mailing Address:	3224 S Ocean Blvd Highland Beach FL 33487				
Email Address:	Santella.AJ@gmail.com				

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

Install 4 - 10-12" x 20' wood piles and framing to support existing dock

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: Anthony Santella Date: 8/28/25

Property Owner's Printed Name Anthony Santella

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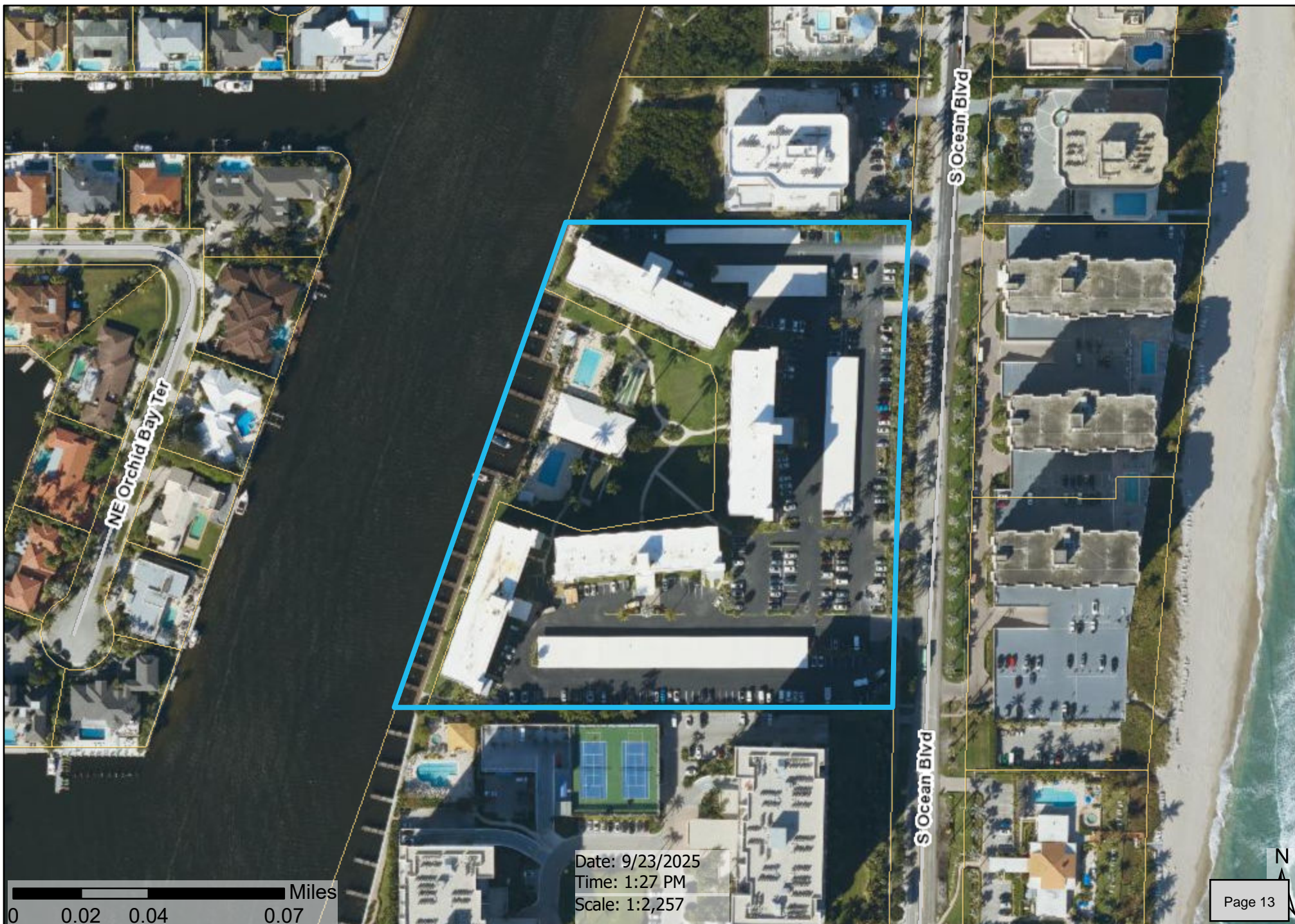
*Received by the Town Clerk's Office:*

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

Date: \_\_\_\_\_

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

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





# 3224 South Ocean Boulevard



X - Location of new piles



# FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis  
Governor

Alexis A. Lambert  
Secretary

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

April 30, 2025

Seagate of Highland Beach Condo Inc.  
c/o Anthony Santella  
3224 S Ocean Boulevard  
Highland Beach, FL 33487  
Sent via e-mail: [gaby@apluspermits.com](mailto:gaby@apluspermits.com)

Re: File No.: 50-0300747-004-EE  
File Name: Seagate Dock Repairs

Dear Mr. Santella:

On April 18, 2025, we received your request for verification of exemption to add two new dock piles beneath existing finger piers and repair the failing docks in the same footprint. The project is located in the Intracoastal Waterway, Class III Waters, adjacent to 3224 S Ocean Boulevard, Highland Beach (Section 33, Township 46 South, Range 43 East), in Palm Beach County (Latitude N 26°24'59.6311", Longitude W 80°3'55.6431").

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

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

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

If you have any questions regarding this matter, please contact Julia Meuser at the letterhead address or at [Julia.Meuser@FloridaDEP.gov](mailto:Julia.Meuser@FloridaDEP.gov).

## 1. Regulatory Review – VERIFIED

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

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

## **2. Proprietary Review- NOT REQUIRED**

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

## **3. Federal Review - NOT APPROVED**

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

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

## **Additional Information**

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

## **NOTICE OF RIGHTS**

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

### Petition for Administrative Hearing

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

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

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](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



Danielle C. Sattelberger  
Environmental Administrator  
Southeast District



Enclosures:

Attachment A- Specific Exemption Rule  
Project drawings, 4 pages

**CERTIFICATE OF SERVICE**

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

FDEP – Danielle C. Sattelberger, Julia Meuser  
Chris Croushore, Croushore Marine Engineering, Inc., [Ccroushore@Gmail.Com](mailto:Ccroushore@Gmail.Com)

Additional mailings:

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.

*Vanessa Osborne*  
\_\_\_\_\_  
Clerk

04-30-2025  
\_\_\_\_\_  
Date

## **Attachment A**

### **Chapter 62-330.051 Exempt Activities.**

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

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

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

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

\*\*\*NOTES\*\*\*

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



PROPOSED FINGER PIER REPAIRS  
PLAN VIEW - EXISTING CONDITIONS

SCALE 1" = 100'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 100'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

PROPOSED DOCK REPAIRS  
PLAN VIEW - EXISTING CONDITIONS

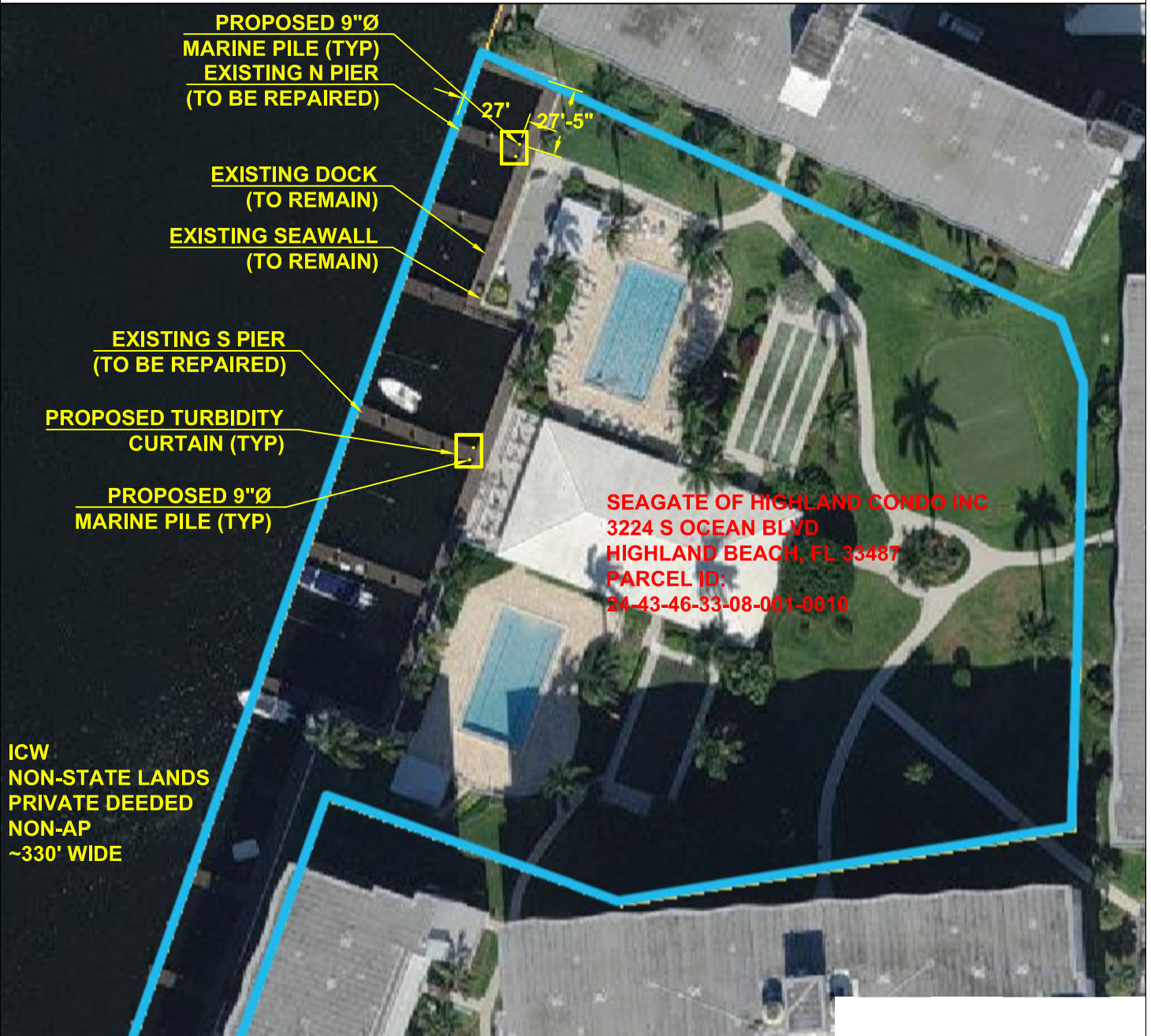
P-1

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\*\*\*NOTES\*\*\*

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- TURIDITY CURTAIN IN PLACE FOR ALL PILING INSTALLATIONS
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



PROPOSED FINGER PIER REPAIRS  
PLAN VIEW - PROPOSED CONDITIONS

SCALE 1" = 60'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 60'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

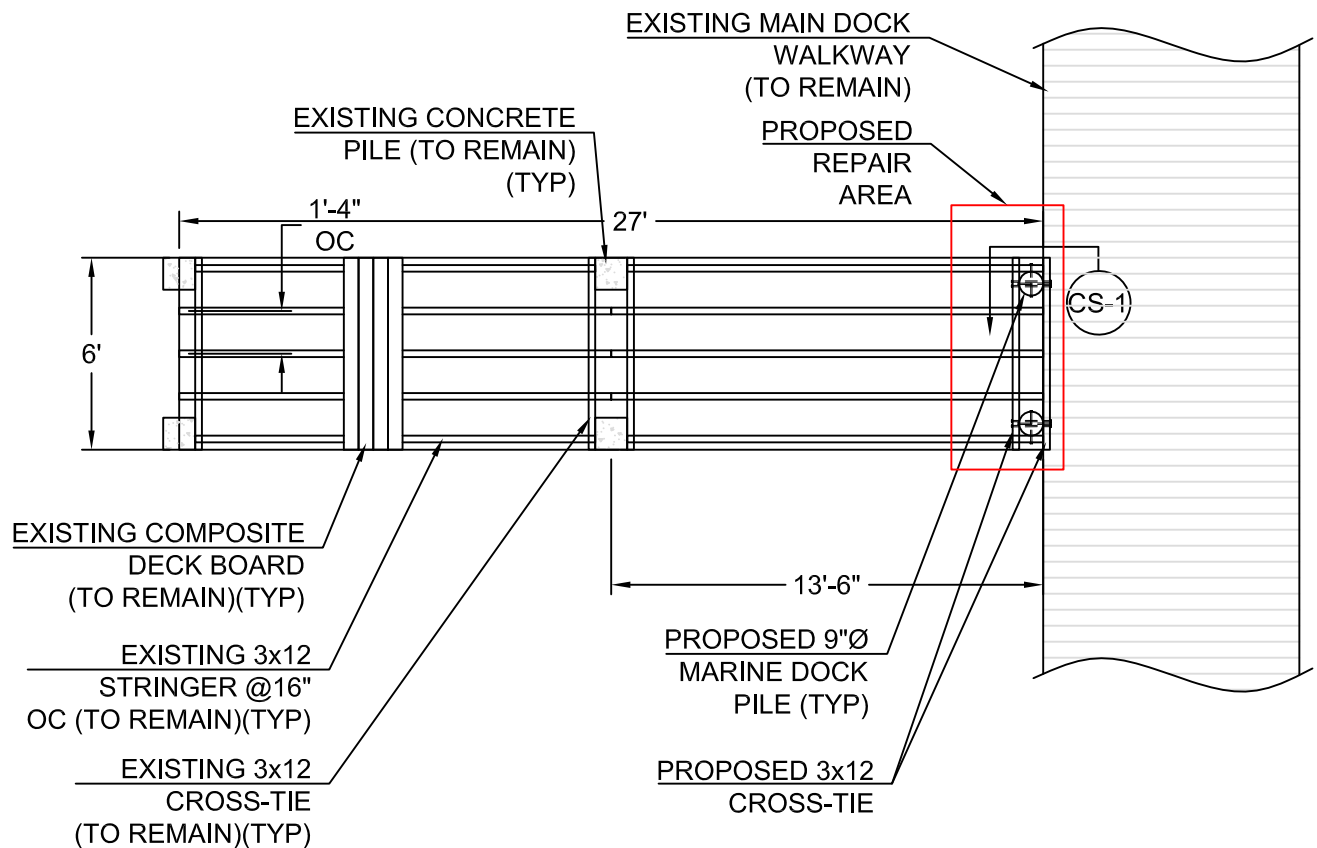
PROPOSED DOCK REPAIR  
PLAN VIEW - PROPOSED CONDITIONS

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\*\*\*NOTES\*\*\*

- DESIGNED USING FBC 8TH EDITION, 2023
- DESIGN LIVE LOAD (MUTI-FAMILY RESIDENTIAL): 100 PSF
- DECK BOARD NOT SHOWN FOR CLARITY
- NO ANALYSIS PERFORMED OF MAIN WALKWAY OR OTHER SUPPORTED FINGER PIERS. ONLY THE TWO EFFECTED FINGER PIERS.



PROPOSED FINGER PIER REPAIR (TYP)  
PLAN VIEW - PILE LAYOUT

SCALE 1" = 6'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 6'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

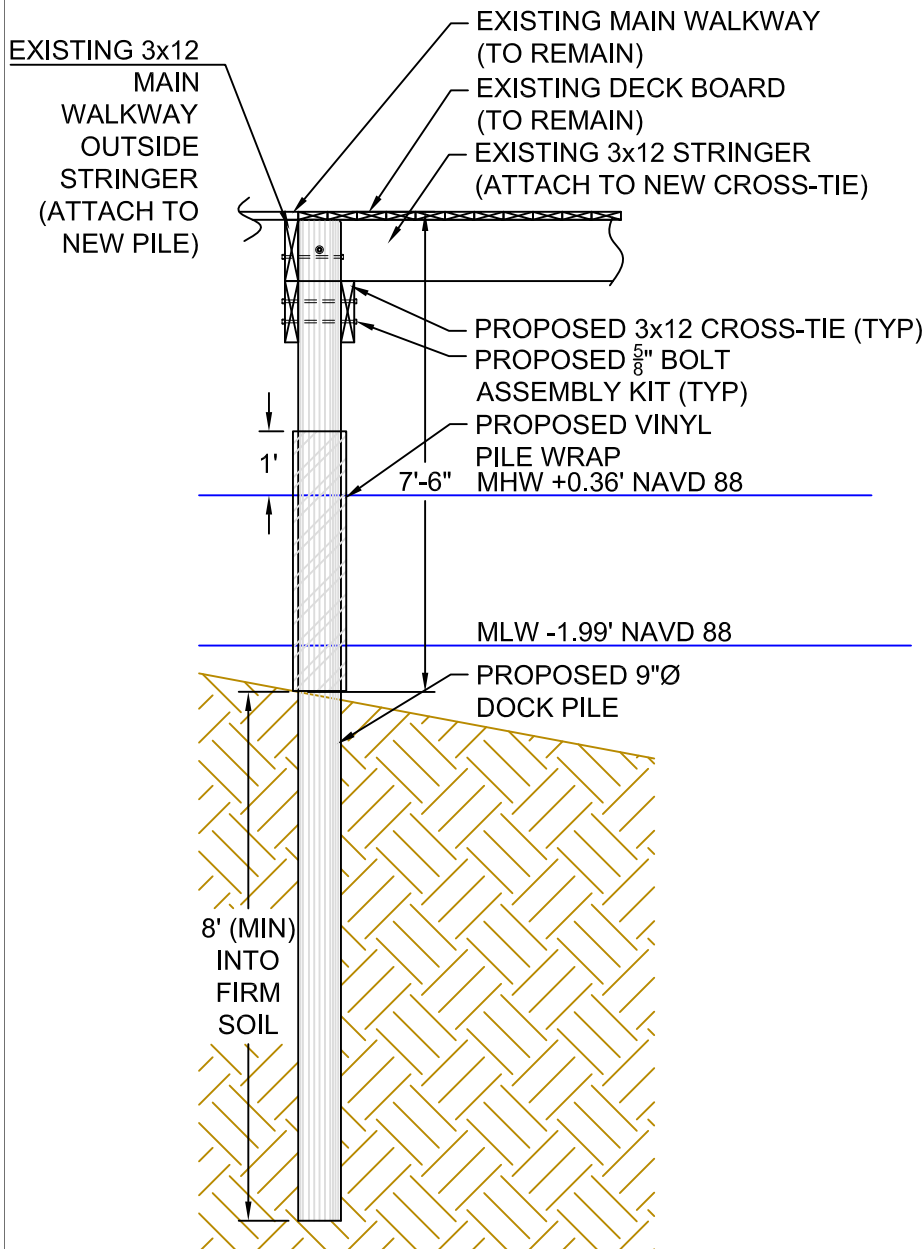
PROPOSED DOCK REPIAR  
DETAILED PLAN VIEW - PILE LAYOUT

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\*\*\*NOTES\*\*\*

- PT IS AS FOLLOWS: 2.50 CCA (MARINE PILES)
- ALL WOOD TO BE SYP GRADE 1 OR BETTER, ALL HARDWARE TO BE SS, UNLESS NOTED
- BOLT ASSEMBLY KIT INCLUDES:  $\frac{5}{8}$ " Ø BOLT, 1.25" Ø WASHER, HEX NUT
- OUTSIDE STRINGERS CONNECTED TO MARINE PILE W/ (1) BOLT ASSEMBLY KIT
- INSIDE STRINGERS CONNECTED TO CROSS-TIE WITH 2x8 BLOCK, THREE #10 TOE NAIL x3" EACH WAY
- CROSS-TIES CONNECTED TO MARINE PILE W/ (2) BOLT ASSEMBLY KITS
- RECONNECT EXISTING DECKBOARD TO EXISTING STRINGERS W/ #10 SS DECK SCREWS, 2 PER BOARD PER STRINGER
- CONNECT EXISTING OUTSIDE STRINGER OF MAIN WALKWAY TO NEW PILE W/ (1) BOLT ASSEMBLY KIT



PROPOSED FINGER PIERS REPAIRS  
TYPICAL CROSS-SECTION VIEW

SCALE 1" = 3'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 3'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

PROPOSED DOCK REPAIR  
TYP CROSS-SECTION VIEW

CS-1



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT

May 6, 2025

Regulatory Division  
South Branch  
Compliance and Enforcement Section  
SAJ-2013-00786-KAE (NW-JCP)

Sea Gate of Highland Beach Condo Inc.  
3244 S Ocean Blvd  
Highland Beach, FL, 33487  
Sent via email: [info@seagatetowers.org](mailto:info@seagatetowers.org)

Dear Sea Gate of Highland Beach Condo Inc:

The U.S. Army Corps of Engineers (Corps) has completed its review of your application for a Department of the Army permit, received on April 18, 2025. Your application was assigned file number SAJ-2013-00786 (NW-JCP). A review of the information and drawings provided indicates that the proposed work involves the installation of four new wood support piles—two under each of two structurally compromised finger piers—on an existing residential dock structure located within the Intracoastal Waterway (ICW). In addition to the new piles, cross-ties and connection hardware will be installed to stabilize the finger pier junctures and prevent further structural failure.

The piles will be located approximately 108 feet from the eastern edge of the federal navigation channel in a segment of the ICW that is approximately 350 feet wide from mean high water (MHW) to MHW. No seagrass or other submerged aquatic vegetation is present within the project footprint.

The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located adjacent to the ICW at 3244 S Ocean Blvd, in Section 28, Township 46 S, Range 43 E, Palm Beach County, Florida.

Your project, as depicted on the enclosed drawings, is authorized by Nationwide Permit (NWP) NWP 3 Maintenance, SAJ-2013-00786-KAE, which became effective on March 15, 2021. **This verification is valid until March 14, 2026.** Please In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the Nationwide Permit General Conditions and the Jacksonville District Regional Conditions, and the General and Project-Specific Special Conditions listed below. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant nationwide permit is modified or revoked, you will have

12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP. Alternatively, you can access the U.S. Army Corps of Engineers' (Corps) Jacksonville District's Regulatory Source Book web page for links to view Nationwide Permit information at: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>. Please be aware this Internet address is case sensitive and should be entered as it appears above. Once there select "Source Book"; and, then select "Nationwide Permits." These files contain the description of the Nationwide Permit authorization, the Nationwide Permit general conditions, and the regional conditions, which apply specifically to this NWP verification.

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

**General Conditions (33 CFR PART 320-330):**

1. The time limit for completing the work authorized ends on **March 14, 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 transfer form attached to this letter and forward a copy to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.



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

**Project Specific Special Conditions:**

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

1. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the ENG Form 6285, "Certification of Compliance with Department of Army Permit" (located at [https://www.publications.usace.army.mil/Portals/76/Eng\\_Form\\_6285\\_2024%20Dec%20FINAL.pdf](https://www.publications.usace.army.mil/Portals/76/Eng_Form_6285_2024%20Dec%20FINAL.pdf)) and submit it to the Corps.
2. **Assurance of Navigation and Maintenance:** The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
3. **Manatee Conditions:** The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work – 2011". The most recent version of the Manatee Conditions must be utilized.

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

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

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

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

Should you have any questions related to this NWP verification or have issues accessing the documents reference in this letter, please contact Jonathan Pempek at the letterhead address above, via telephone at (561) 685-1708, or via e-mail at [Jonathan.C.Pempek@usace.army.mil](mailto:Jonathan.C.Pempek@usace.army.mil).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Pempek', written in a cursive style.

Jonathan Pempek  
Project Manager

Enclosures

## NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Joh Branson		File Number: <b>SAJ-2013-00786-KAE</b>	Date: 05/06/2025
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

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

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

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

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

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

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

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

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

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

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

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

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

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact:

**Jonathan Pempek**  
**Jonathan.C.Pempek@usace.army.mil**  
**(561) 685-1708**

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

**Phillip Shannin**  
**Administrative Appeals Review Officer**  
**USACE – South Atlantic Division**  
**60 Forsyth Street SW, Room 10M15**  
**Atlanta, Georgia 30303-8801**  
**Phone: (404) 562-51377**

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

\_\_\_\_\_  
Signature of appellant or agent.

Date:

Telephone number:

## **DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST**

**DA PERMIT NUMBER: SAJ-2013-00786-KAE (NW- )**

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

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

\_\_\_\_\_  
(TRANSFEREE-SIGNATURE)

\_\_\_\_\_  
(SUBDIVISION)

\_\_\_\_\_  
(DATE)

\_\_\_\_\_  
(LOT)

\_\_\_\_\_  
(BLOCK)

\_\_\_\_\_  
(NAME-PRINTED)

\_\_\_\_\_  
(STREET ADDRESS)

\_\_\_\_\_  
(MAILING ADDRESS)

\_\_\_\_\_  
(CITY, STATE, ZIP CODE)



17. DIRECTIONS TO THE SITE  
I-95 TO LINTON BLVD EXIT. GO EAST  
TURN RIGHT (SOUTH) ON S OCEAN BLVD  
PROPERTY IS ON RIGHT

18. Nature of Activity (Description of project, include all features)  
ADDING 4 TOTAL PILES (2 NEW PER EFFECTED FINGER PIER \* 2 PIERS) + CROSS-TIES AND HARDWARE. IN THE ICW. DEEDED LANDS, NON-AP, NO SEAGRASS PRESENT. PILINGS WOULD BE 108' AWAY FROM EAST EDGE OF FEDERAL CHANNEL IN NARROW ICW (OVERALL MHW TO MHW IS APPROX 350' WIDTH).

19. Project Purpose (Describe the reason or purpose of the project, see instructions)  
NO PILINGS PRESENT UNDER EXISTING FINGER PIER. 1 SECTION HAD ALREADY COLLAPSED AND ANOTHER IS SIMILAR SCENARIO SO COULD POTENTIALLY. ADDING 2 PILINGS PER EFFECTED PIER (2 PIERS TOTAL = 4 PILES TOTAL), PLUS CROSS-TIE AND CONNECTION HARDWARE TO SOLIDIFY THE JUNCTURES.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
-------------------------------	-------------------------------	-------------------------------

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres  
or  
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)  
TURBIDITY CURTAIN IN PLACE FOR ALL IN-WATER WORK

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- 3210 S OCEAN BLVD - VILLA COSTA CONDO

City - HIGHLAND BEACH

State - FL

Zip - 33487

b. Address- 3400 S OCEAN BLVD - CORONADO AT HIGHLAND BEACH CONDO

City - HIGHLAND BEACH

State - FL

Zip - 33487

c. Address-

City -

State -

Zip -

d. Address-

City -

State -

Zip -

e. Address-

City -

State -

Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED

\* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

  
SIGNATURE OF APPLICANT

  
DATE

SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.



Property Detail

Location Address : 3224 S OCEAN BLVD  
Municipality : HIGHLAND BEACH  
Parcel Control Number : 24-43-46-33-08-001-0010  
Subdivision : SEAGATE OF HIGHLAND CONDOS 1 THRU 4  
Official Records Book/Page : 03955 / 1804  
Sale Date : 03/01/1983  
Legal Description : SEAGATE OF HIGHLAND COND REC AREA

Owner Information

Owner(s)	Mailing Address
SEAGATE OF HIGHLAND COND INC	3224 S OCEAN BLVD HIGHLAND FL 33487 2508

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/01/1983	\$3,634,000	03955 / 01804	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0  
\*Total Square Feet : 0  
Acres : 2.04  
Property Use Code : 0900—RESIDENTIAL COMMON AREA/ELEMENT  
Zoning : RMH—MULTI-FAMILY HIGH-DENSITY (24-HIGHLAND BEACH)

Building Details

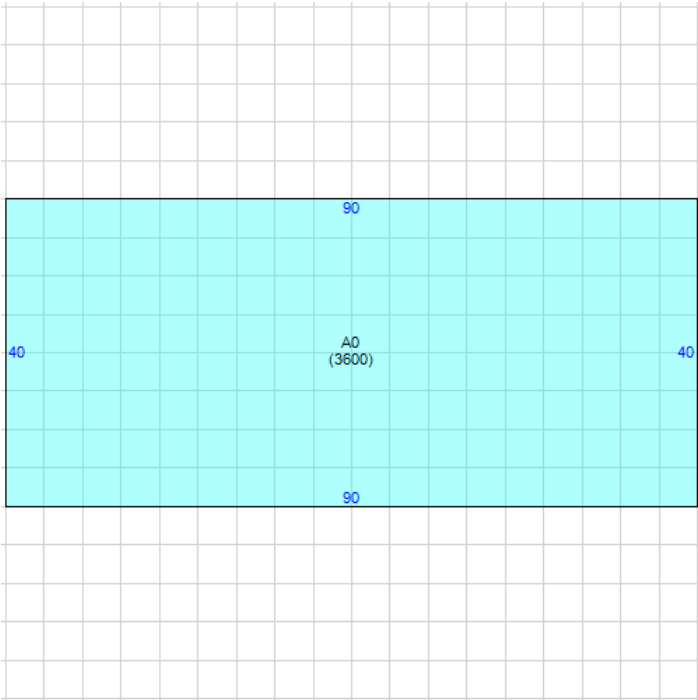
Structural Details

Structural Element for Building 1	
Year Built	1970
CLUBHOUSE	3600

---

Subarea and Square Footage for Building 1	
Code Description	square Footage
CLUBHOUSE/RECREATION BLDG	3600
Total Square Footage	3600

Sketch for Building 1



**Property Extra Feature**

Description	Year Built	Units
Patio	1970	8296
Walkway-Concrete	1970	2296
Paving- Asphalt	2011	3330
Boat Dock	1970	6143
Utility Building	1970	2
Bbq	1970	1
Swimming Pool Commercial	1970	1650
Shuffleboard Court	1970	312

**Property Land Details**

Land Line #	Description	Zoning	Acres
1	REC & PARK LAND	RMH	2.0369

**Appraisals**

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$0	\$0	\$0	\$0	\$0

**Assessed and Taxable Values**

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$0	\$0	\$0	\$0	\$0
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0	\$0	\$0

**Taxes**

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$0	\$0	\$0	\$0	\$0
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$0	\$0	\$0	\$0	\$0

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcapao.gov](http://www.pbcapao.gov)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

SEAGATE OF HIGHLAND CONDOMINIUMS, INC.

### Filing Information

<b>Document Number</b>	717177
<b>FEI/EIN Number</b>	59-1441222
<b>Date Filed</b>	09/16/1969
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	04/15/2019
<b>Event Effective Date</b>	NONE

### Principal Address

3224 S Ocean Blvd  
Highland Beach, FL 33487

Changed: 04/30/2024

### Mailing Address

2101 Centrepark W Drive #110  
West Palm Beach, FL 33409

Changed: 04/30/2024

### Registered Agent Name & Address

Becker & Poliakoff  
625 N Flagler Drive, 7th Floor  
West Palm Beach, FL 33401

Name Changed: 10/24/2024

Address Changed: 10/24/2024

### Officer/Director Detail

#### **Name & Address**

Title President

Santella, Anthony J, Jr.  
3224 S Ocean Blvd #1010  
Highland Beach, FL 33487

Title VP

Marzigliano, Robert  
3310 S Ocean Blvd #827  
Highland Beach, FL 33487

Title Treasurer

Mahoney, Marilyn  
3300 S Ocean Blvd #822  
Highland Beach, FL 33487

Title Secretary

Hornacek, Lori  
3212 S Ocean Blvd #1005  
Highland Beach, FL 33487

Title Director

Goldberg, Judith  
3310 S Ocean Blvd #131  
Highland Beach, FL 33487

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2024	10/24/2024
2025	02/11/2025

Document Images

<a href="#">02/11/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/24/2024 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/30/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/29/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/12/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/29/2020 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">03/04/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/15/2019 -- Amendment</a>	View image in PDF format
<a href="#">03/20/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/28/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/24/2017 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2017 -- ANNUAL REPORT</a>	View image in PDF format

<a href="#">02/17/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/18/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/20/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/08/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/06/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/02/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/08/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/27/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/27/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/02/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/21/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/20/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/08/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/1997 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	View image in PDF format

## WARRANTY DEED

THIS INDENTURE, effective the 1st day of March, 1983, between VICTOR NOVOTNY (a/k/a VICTOR C. NOVOTNY), NADJA OLGA ZUBRIK (f/k/a OLGA NADJA NOVOTNY SKRABUT) and MILAN O. NOVOTNY, as Trustees of the NOVO TRUST and VICTORIA NOVOTNY, as Special Trustee and NADJA OLGA ZUBRIK (f/k/a OLGA NADJA NOVOTNY SKRABUT), VICTOR C. NOVOTNY and MILAN O. NOVOTNY, as Trustees of the JOSEPH NOVOTNY TRUST, all of Palm Beach County, Florida, Grantors and SEAGATE OF HIGHLAND CONDOMINIUMS, INC., a Florida not for profit corporation, whose business address is 3224 South Ocean Boulevard, County of Palm Beach, State of Florida, Grantee,

## WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold and by these presents do grant, bargain and sell to the said Grantee, and Grantee's heirs and assigns forever, that certain property situate, lying and being in Palm Beach County, as more particularly set forth on Exhibit A attached hereto, and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In addition to conveying the land more particularly described in Exhibit A, Grantors hereby assign to Grantee for and in consideration of the above-recited consideration all right, title and interest of Grantors as Landlord under that certain Recreational Area Land Lease more particularly described in the Notation in Exhibit A attached hereto, to have and to hold the same unto Grantee, its successors and assigns from the effective date hereof for all the years mentioned in said Lease. Notwithstanding this Assignment, it is hereby declared to be the intent of the parties hereto that there shall be no merger of the interests of the Landlord and Tenant.

Said conveyance and assignment are subject to the following:

1. Taxes for the year 1983 and subsequent years.
2. Zoning and/or, restrictions and prohibitions imposed by governmental authority.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. All other easements, restrictions and reservations of record, and those items set forth on Exhibit B attached hereto.

NOTATIONS: (1) The above conveyance is being made to Grantee, for and on behalf of all the unit owners in Seagate of Highland Condominium Part One, Seagate of Highland Condominium Part Two, Seagate of Highland Condominium Part Three and Seagate of Highland Condominium Part Four, their heirs, successors and assigns.

(2) Grantors and Grantee agree and acknowledge that none of the property conveyed hereby has ever constituted any portion of the condominium property (including but not limited to any portion of the common elements and/or other appurtenances to condominium units) of Seagate of Highland Condominium Part One, Seagate of Highland Condominium Part Two, Seagate of Highland Condominium Part Three and Seagate of Highland Condominium Part Four, as that term is defined in the Declarations of

This Instrument was prepared by *and return to:*

Dana C. Ferrell, P.A.  
 TWO ROGER, SADER & FERRELL, P.A.  
 2651 North Federal Highway  
 Suite 100  
 Post Office Box 11606  
 Fort Lauderdale, Florida 33339  
 (305) 565-8990

NOT A CERTIFIED COPY

33 107308

33 107308

1	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00
2	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00
3	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00
4	STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE MAY 31 '83 153.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00	FLORIDA STAMP TAX 900.00

B3955 P1805

B3955 P1805

Condominium of such condominiums or Florida Statutes Chapter 718. Grantors and Grantee further agree and acknowledge and declare their intent to be, that the property conveyed hereby, shall not become condominium property (including but not limited to common elements and/or other appurtenances to condominium units) by virtue of this conveyance but shall be received and held by Grantee as property not constituting any portion of the condominium property of Seagate of Highland Part One, Seagate of Highland Condominium Part Two, Seagate of Highland Condominium Part Three and Seagate of Highland Condominium Part Four.

(3) This property does not constitute the homestead of any of the Grantors.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals.

Signed, sealed and delivered  
in the presence of:

[Signature]  
As to Victor Novotny

[Signature] (SEAL)  
VICTOR NOVOTNY (a/k/a Victor C. Novotny),  
as Trustee of the Novo Trust

[Signature]  
As to Victor C. Novotny

[Signature] (SEAL)  
VICTOR C. NOVOTNY, as Trustee of the  
Joseph Novotny Trust

[Signature]  
As to Nadja Olga Zubrik

[Signature] (SEAL)  
NADJA OLGA ZUBRIK (f/k/a Olga Nadja Novotny  
Skrabut), as Trustee of the Novo Trust  
and as Trustee of the Joseph Novotny Trust

[Signature]  
As to Milan O. Novotny

[Signature] (SEAL)  
MILAN O. NOVOTNY, as Trustee of the Novo  
Trust and as Trustee of the Joseph  
Novotny Trust

[Signature]  
As to Victoria Novotny

[Signature] (SEAL)  
VICTORIA NOVOTNY, as Special Trustee of  
the Joseph Novotny Trust

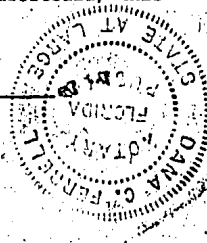
STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared VICTOR NOVOTNY (a/k/a VICTOR C. NOVOTNY) as Trustee of the Novo Trust and VICTOR C. NOVOTNY as Trustee of the Joseph Novotny Trust, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this  
27th day of May 1983.

My Commission Expires Florida  
Notary Public, State of Florida  
My Commission Expires May 29, 1985  
Bonded Thru Troy Fain - Insurance, Inc.

[Signature]  
NOTARY PUBLIC





STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared NADJA OLGA ZUBRIK (f/k/a Olga Nadja Novotny Skrabut), as Trustee of the Novo Trust and as Trustee of the Joseph Novotny Trust, MILAN O. NOVOTNY, as Trustee of the Novo Trust and as Trustee of the Joseph Novotny Trust, and VICTORIA NOVOTNY, as Special Trustee of the Joseph Novotny Trust, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this  
27th day of May, 1983.

My Commission Expires:

Notary Public, State of Florida  
My Commission Expires May 29, 1985  
Bounded The Tree Fain Insurance, Inc.

NOTARY PUBLIC



NOT A CERTIFIED COPY

B8955 P1007

## EXHIBIT A

## Legal Description

Commencing at a point of intersection of a line 50.00 feet North of and parallel to the East-West One-Quarter Section Line of Section 33, Township 46 South, Range 43 East, with the East right-of-way line of the Intracoastal Waterway; thence on an assumed bearing of South 19° 50' 13" West along said East right-of-way line, a distance of 93.42 feet to the POINT OF BEGINNING; thence South 65° 00' 00" East, a distance of 249.70 feet; thence South 20° 06' 26" East, a distance of 25.50 feet; thence South 1° 45' 00" West, a distance of 173.27 feet; thence South 81° 05' 13" West, a distance of 179.62 feet; thence North 70° 09' 47" West, a distance of 121.88 feet; thence South 19° 50' 13" West, a distance of 300.84 feet; thence due West, a distance of 41.99 feet to a point on said East right-of-way line of the Intracoastal Waterway; thence North 19° 50' 13" East along said East right-of-way line, a distance of 608.21 feet to the POINT OF BEGINNING, Palm Beach County, Florida.

NOTATION: This property constitutes all of that certain property described on Schedule A of that certain Recreational Area Land Lease between Joseph Novotny, as Trustee of Joseph Novotny Trust and as Trustee of Joseph Novotny Living Trust A as Landlord (grantors hereunder being the successors in interest to such Landlord) and Seagate of Highland Condominiums, Inc., a corporation not for profit, Tenant, said Recreational Area Land Lease being attached as Appendix F to the Declaration of Condominium of Seagate of Highland Condominium Part One, recorded at Official Records Book 1820, Page 1731 et seq., the Declaration of Condominium of Seagate of Highland Condominium Part Two, recorded at Official Records Book 1847, Page 536 et seq, the Declaration of Condominium of Seagate of Highland Condominium Part Three, recorded at Official Records Book 1935, Page 1531 et seq, and the Declaration of Condominium of Seagate of Highland Condominium Part Four, recorded at Official Records Book 1935, Page 1601 et seq, all of the Public Records of Palm Beach County, Florida.

B9955 P1808

## EXHIBIT "B"

1. Reservations from Trustees Internal Improvement Fund dated January 30, 1946 filed April 18, 1946 in Deed Book 760, Page 413 of the Public Records of Palm Beach County, Florida.
2. Reservations from Trustees Internal Improvement Fund dated December 18, 1952, filed April 8, 1953 in Deed Book 1014, Page 360 of Public Records of Palm Beach County, Florida.
3. Easement for buried lines from Seagate of Highland Development Corp. and Joseph Novotny Trust A, Joseph Novotny, Trustee to Southern Bell Telephone and Telegraph Company dated April 23, 1970, filed May 5, 1970 in Official Record Book 1807, Page 303 of the Public Records of Palm Beach County, Florida.
4. Riparian Rights.
5. Declaration of Condominium of Seagate of Highland Condominium Part One filed June 25, 1970 in Official Record Book 1820, Page 1371 of the Public records of Palm Beach County, Florida; and amended in Official Record Book 1831, Page 66; Official Record Book 2131, Page 1810; Official Record Book 2170, Page 1712; Official Record Book 2660, Page 3390, Page 1443 all of the Public Records of Palm Beach County, Florida.
6. Declaration of Condominium of Seagate of Highland Condominium Part Two filed October 22, 1970 in Official Record Book 1847, Page 536; and amended in Official Record Book 2003, Page 18; Official Record Book 2131, Page 1810; Official Record Book 2170, Page 1712; Official Record Book 2660, Page 1656 and Official Record Book 3390, Page 1443 of the Public Records of Palm Beach County, Florida.
7. Declaration of Condominium of Seagate of Highland Condominium Part Three filed September 24, 1971 in Official Record Book 1935, Page 1531 and amended in Official Record Book 2170, Page 1712; Official Record Book 2660, Page 1656; Official Record Book 3390, Page 1443 of the Public Records of Palm Beach County, Florida.
8. Declaration of Condominium of Seagate of Highland Condominium Part Four filed September 24, 1971 in Official Record Book 1935, Page 1601 and amended in Official Record Book 1991, Page 95; Official Record Book 2131, Page 1810; Official Record Book 2170, Page 1712; Official Record Book 2660, Page 1656; Official Record Book 3390, Page 1443 of the Public Records of Palm Beach County, Florida.
9. Tenancy rights of persons now in possession of all or a part of the land. (Docks)
10. Assignment of Easement Rights from Sidney Kohl to August Urbanek filed April 1, 1975 in Official Record Book 2404, Page 1297 of the Public Records of Palm Beach County, Florida.
11. Assignment of Easement Rights from August Urbanek Highland Beach Ambassadors Corporation dated April 16, 1975, filed April 25, 1975 in Official Records Book 2412, Page 412 of the Public Records of Palm Beach County, Florida.
12. Assignment of Easement Rights from Highland Beach Ambassadors Corporation to Ambassadors V Condominium Association, Inc. dated April 23, 1975, filed June 21, 1975 in Official Record Book 2429, Page 1188 of the Public Records of Palm Beach County, Florida.
13. Agreement concerning Easements dated September, 1975, filed November 28, 1975 in Official Records Book 2481, Page 1649 of the Public Records of Palm Beach County, Florida.
14. The right, title or interest, if any, of the Public to use as a Public Beach or Recreation Area of any part of the land described in Exhibit A hereof lying between the water abutting said property and the most inland of any of the following:
  - a) The natural line of vegetation
  - b) The most extreme high water mark
  - c) The bulkhead line
  - d) Any other line which has been or which hereafter may be legally established as relating to such Public Use.

15. The rights, if any, of the Public acquired by previous adverse use or by virtue of local custom with respect to the special nature of beaches, to use any part of the land Eastward or Westward of the nature line of vegetation or of the extreme high water line as a Public Beach or Recreation area.
16. The premises described being artificially filled in land in what was formerly navigable waters, this Warranty Deed is subject to the right of the United States Government and/or of the State of Florida arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce and the inalienable right of the State of Florida in the lands and/or waters of such Character.
17. Long Term Lease as shown in the Declaration of Condominium of Seagate of Highland Condominium Part One recorded in Official Records Book 1847, Page 536, shown as Appendix F (Official Record Book 1820, Page 1428) of the Public Records of Palm Beach County, Florida and Seagate of Highland Condominium Part Two recorded in Official Record Book 1847, Page 536; Seagate of Highland Condominium Part Three recorded in Official Record Book 1937, Page 1531; Seagate of Highland Part Four recorded in Official Record Book 1935, Page 1601, all of the Public Records of Palm Beach County, Florida.

89955 P1810

-6-

RECORD VERIFIED  
PALM BEACH COUNTY, FLA  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT



Search by Address, Owner, or PCN

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Property InfoLayersTools & ReportsHelp

View Property Record

Print

OWNERS

SEAGATE OF HIGHLAND COND INC

PROPERTY DETAIL

LOCATION

3224 S OCEAN BLVD

MUNICIPALITY

HIGHLAND BEACH

PARCEL NO.

24-43-46-33-08-001-0010

SUBDIVISION

SEAGATE OF HIGHLAND CONDOS 1 THRU 4

BOOK/PAGE

03955/1804

SALE DATE

03/01/1983

MAILING ADDRESS

3224 S OCEAN BLVD  
HIGHLAND FL 33487 2508

USE TYPE

0900 - RESIDENTIAL COMMON AREA/ELEMENT

TOTAL SQUARE FEET

0

SALES INFORMATION

SALES DATE

03/01/1983

PRICE

\$3,634,000

APPRAISALS

TAX YEAR

2024

IMPROVEMENT VALUE

\$0

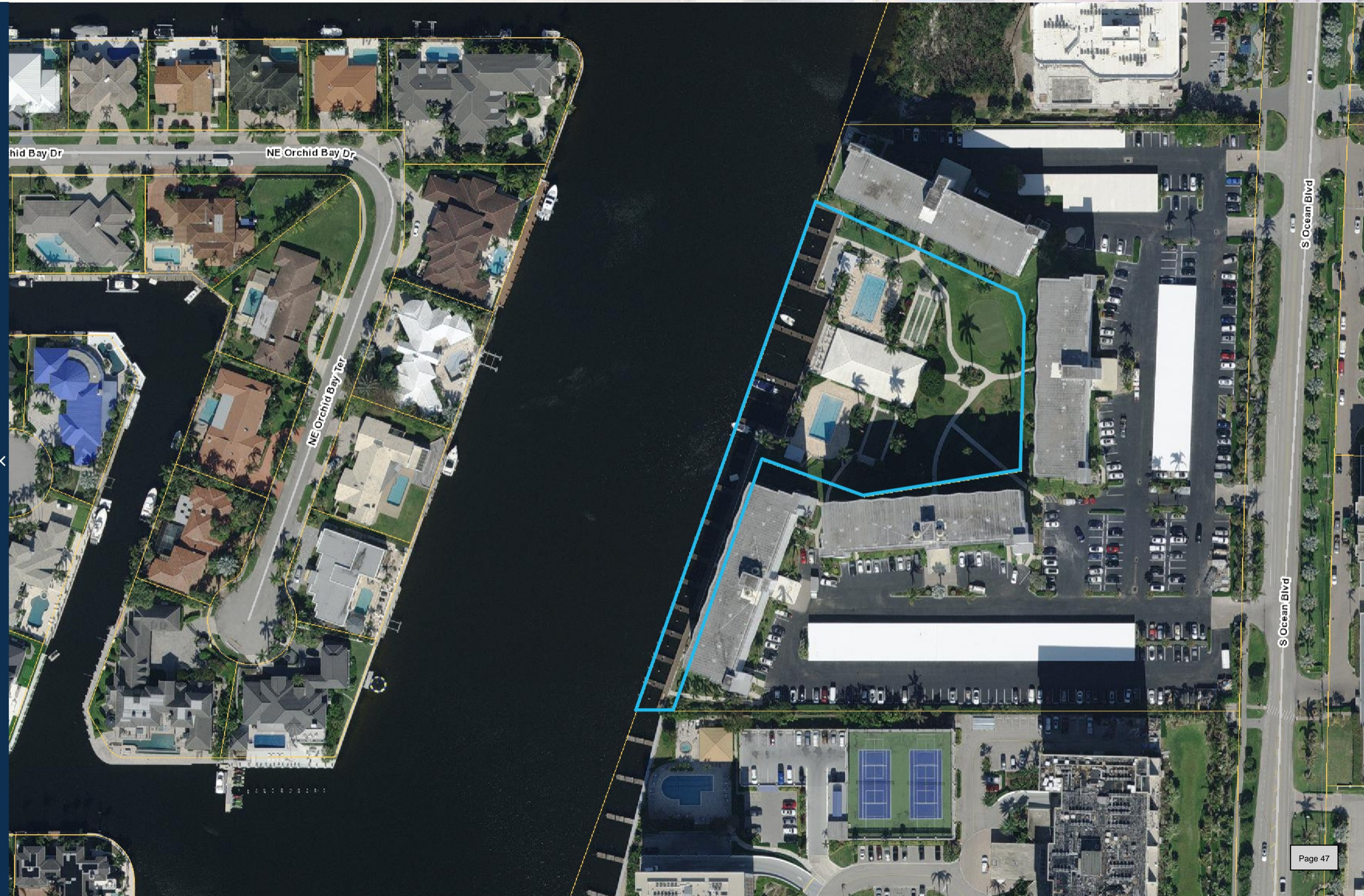
LAND VALUE

\$0

TOTAL MARKET VALUE

\$0

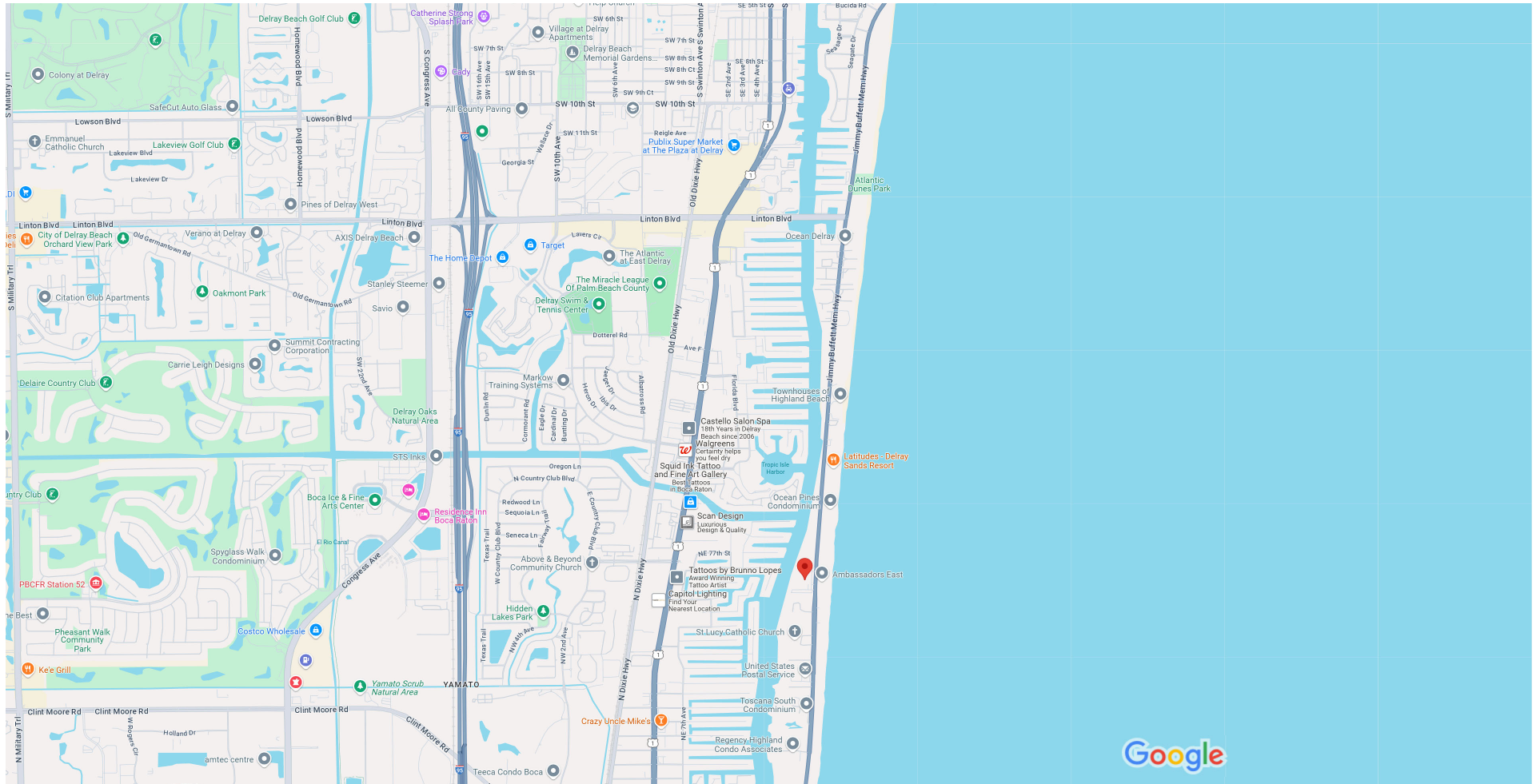
All values are as of January 1st each year







## 3224 S Ocean Blvd



Map data ©2025 Google 1000 ft



## 3224 S Ocean Blvd

Building



Directions



Save



Nearby



Send to  
phone



Share



3224 S Ocean Blvd, Highland Beach, FL 33487

## Photos

2 Photos

## At this place

## Seagate of Highland

4.5 (22)

Condominium complex · Floor 1



## FundMyHome org

No reviews

Mortgage lender · Floor 1

**Open** · Closes 5 PM





\*\*\*NOTES\*\*\*

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



PROPOSED FINGER PIER REPAIRS  
PLAN VIEW - EXISTING CONDITIONS

SCALE 1" = 100'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 100'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

PROPOSED DOCK REPAIRS  
PLAN VIEW - EXISTING CONDITIONS

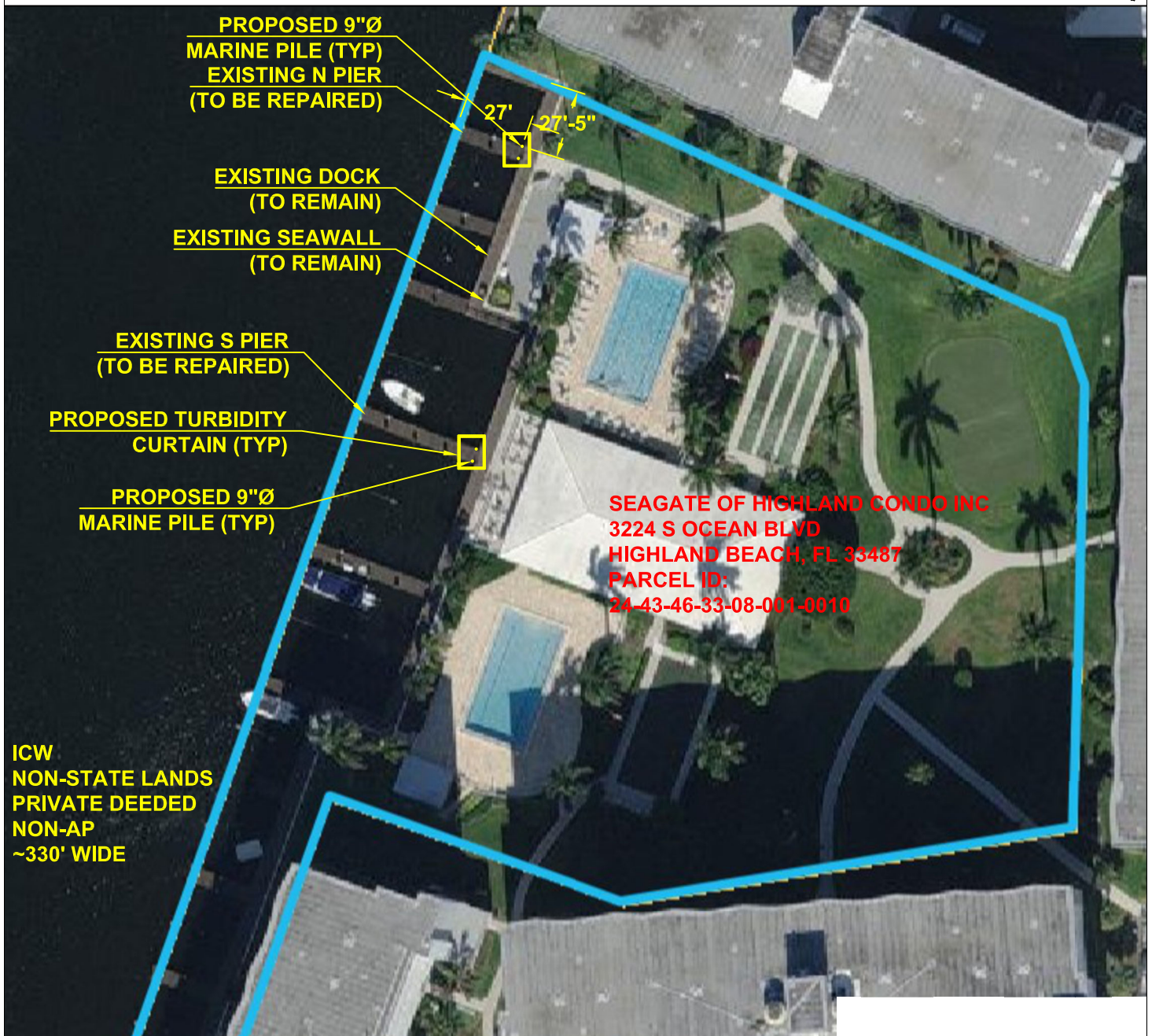
P-1

Page 51



\*\*\*NOTES\*\*\*

- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
- TURIDITY CURTAIN IN PLACE FOR ALL PILING INSTALLATIONS
- MHW/MLW UP AGAINST EXISTING SEAWALL
- NOAA STATION #8722784 (YAMATO - ICW)
- MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



PROPOSED FINGER PIER REPAIRS  
PLAN VIEW - PROPOSED CONDITIONS

SCALE 1" = 60'

**Croushore Marine Engineering Inc.**

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 60'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

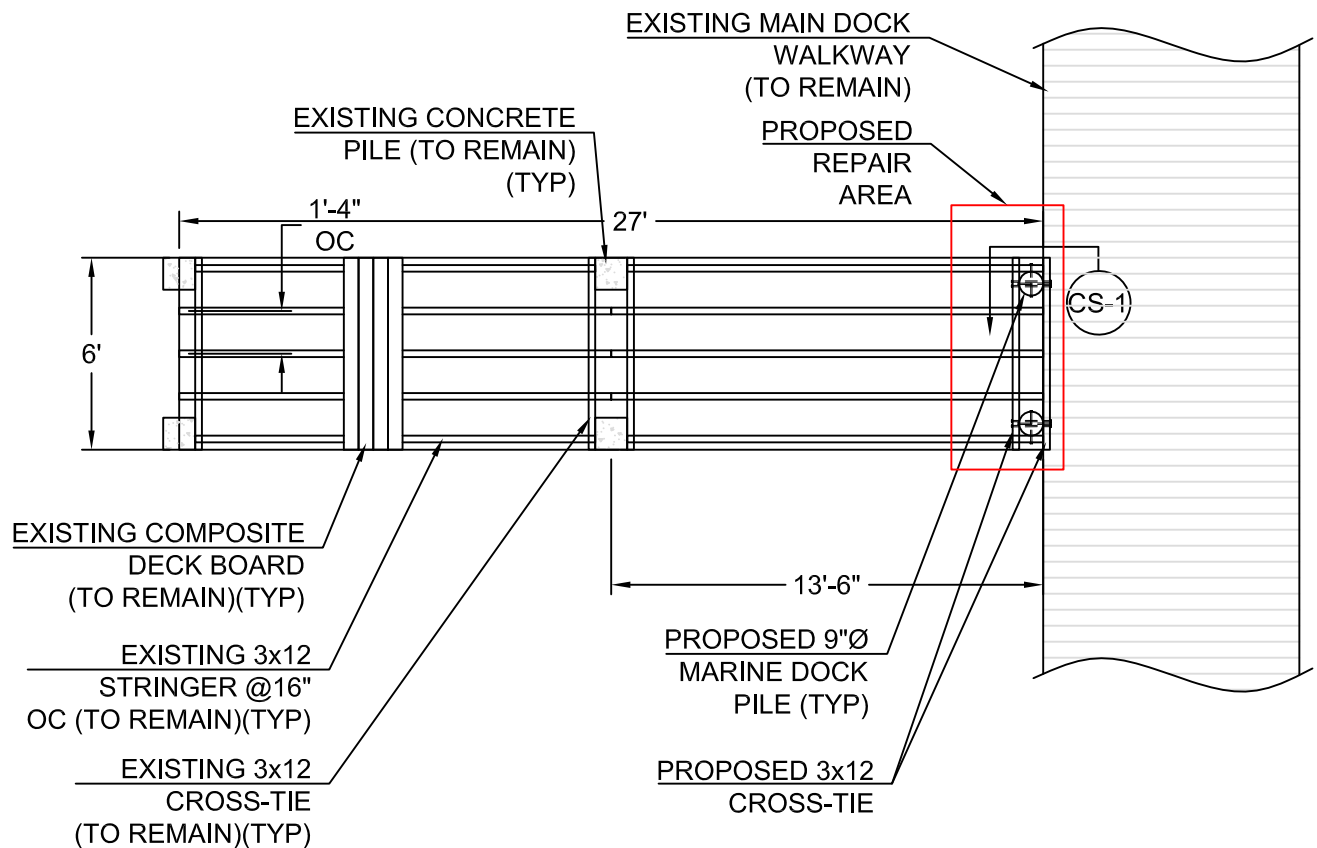
PROPOSED DOCK REPAIR  
PLAN VIEW - PROPOSED CONDITIONS

**P-2**

Page 52

\*\*\*NOTES\*\*\*

- DESIGNED USING FBC 8TH EDITION, 2023
- DESIGN LIVE LOAD (MUTI-FAMILY RESIDENTIAL): 100 PSF
- DECK BOARD NOT SHOWN FOR CLARITY
- NO ANALYSIS PERFORMED OF MAIN WALKWAY OR OTHER SUPPORTED FINGER PIERS. ONLY THE TWO EFFECTED FINGER PIERS.



PROPOSED FINGER PIER REPAIR (TYP)  
PLAN VIEW - PILE LAYOUT

SCALE 1" = 6'

**Croushore Marine Engineering Inc.**

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 6'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

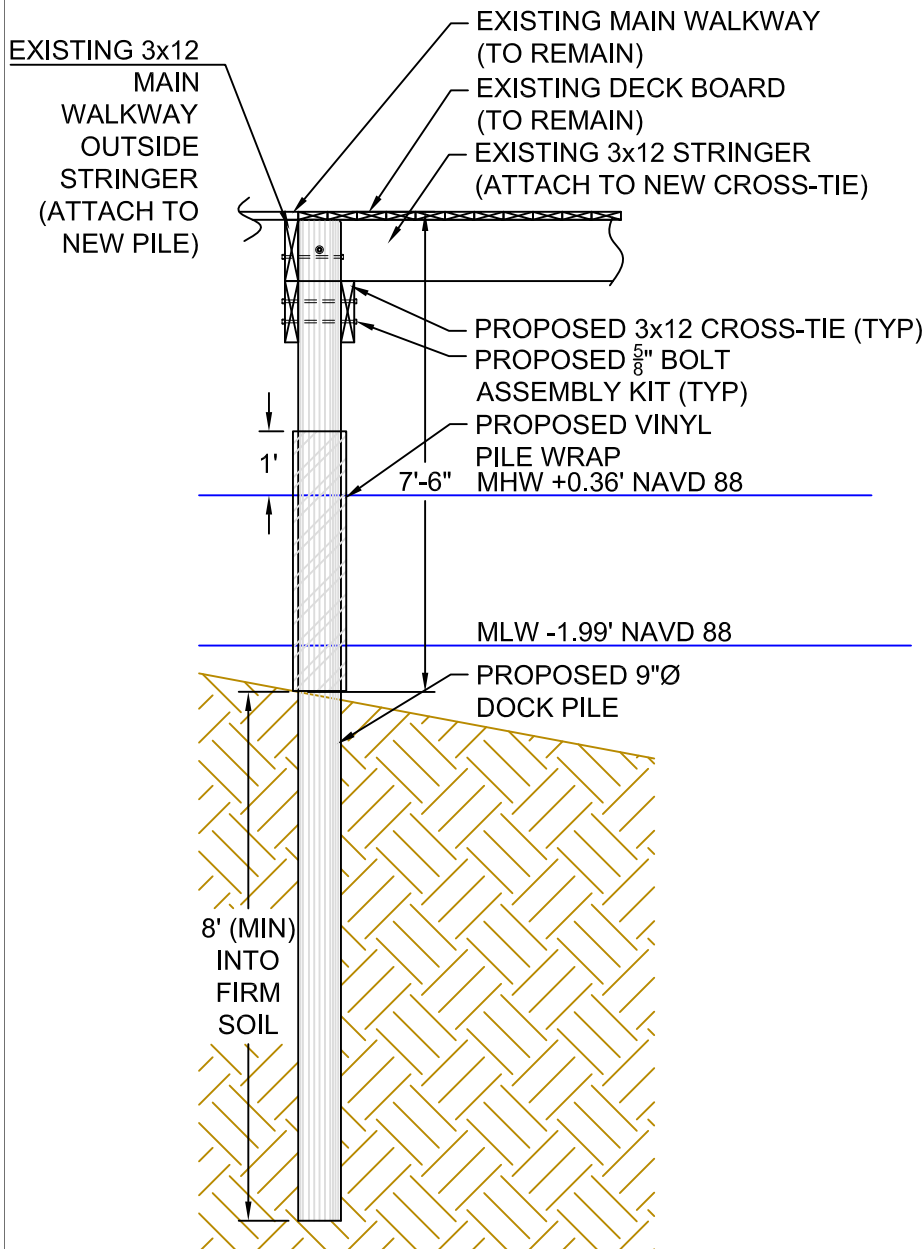
PROPOSED DOCK REPIAR  
DETAILED PLAN VIEW - PILE LAYOUT

**P-3**

Page 53

\*\*\*NOTES\*\*\*

- PT IS AS FOLLOWS: 2.50 CCA (MARINE PILES)
- ALL WOOD TO BE SYP GRADE 1 OR BETTER, ALL HARDWARE TO BE SS, UNLESS NOTED
- BOLT ASSEMBLY KIT INCLUDES:  $\frac{5}{8}$ " Ø BOLT, 1.25" Ø WASHER, HEX NUT
- OUTSIDE STRINGERS CONNECTED TO MARINE PILE W/ (1) BOLT ASSEMBLY KIT
- INSIDE STRINGERS CONNECTED TO CROSS-TIE WITH 2x8 BLOCK, THREE #10 TOE NAIL x3" EACH WAY
- CROSS-TIES CONNECTED TO MARINE PILE W/ (2) BOLT ASSEMBLY KITS
- RECONNECT EXISTING DECKBOARD TO EXISTING STRINGERS W/ #10 SS DECK SCREWS, 2 PER BOARD PER STRINGER
- CONNECT EXISTING OUTSIDE STRINGER OF MAIN WALKWAY TO NEW PILE W/ (1) BOLT ASSEMBLY KIT



PROPOSED FINGER PIERS REPAIRS  
TYPICAL CROSS-SECTION VIEW

SCALE 1" = 3'

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 3'

DATE: 04.04.25

DRAWN BY: CRC

SEAGATE OF HIGHLAND BEACH  
3224 S OCEAN BLVD  
HIGHLAND BEACH, FL 33487

PROPOSED DOCK REPAIR  
TYP CROSS-SECTION VIEW

CS-1

## STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

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



# CAUTION: MANATEE HABITAT

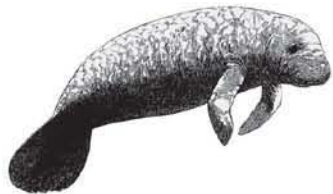
**All project vessels**

**IDLE SPEED / NO WAKE**

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

**SHUT DOWN**

Report any collision with or injury to a manatee:



**Wildlife Alert:**

**1-888-404-FWCC(3922)**

cell \*FWC or #FWC



# Seagate of Highland Condominiums, Inc.

3224 S Ocean Blvd  
Highland Beach, FL 33487  
(561) 276-5130

August 15, 2025

To Whom this May Concern:

Seagate of Highland Condominiums, Inc. approve JKT Marine Construction to install 4 – 10 to 12" X 20' wood piles and framing to support existing dock.

Sincerely,

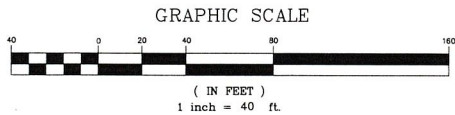
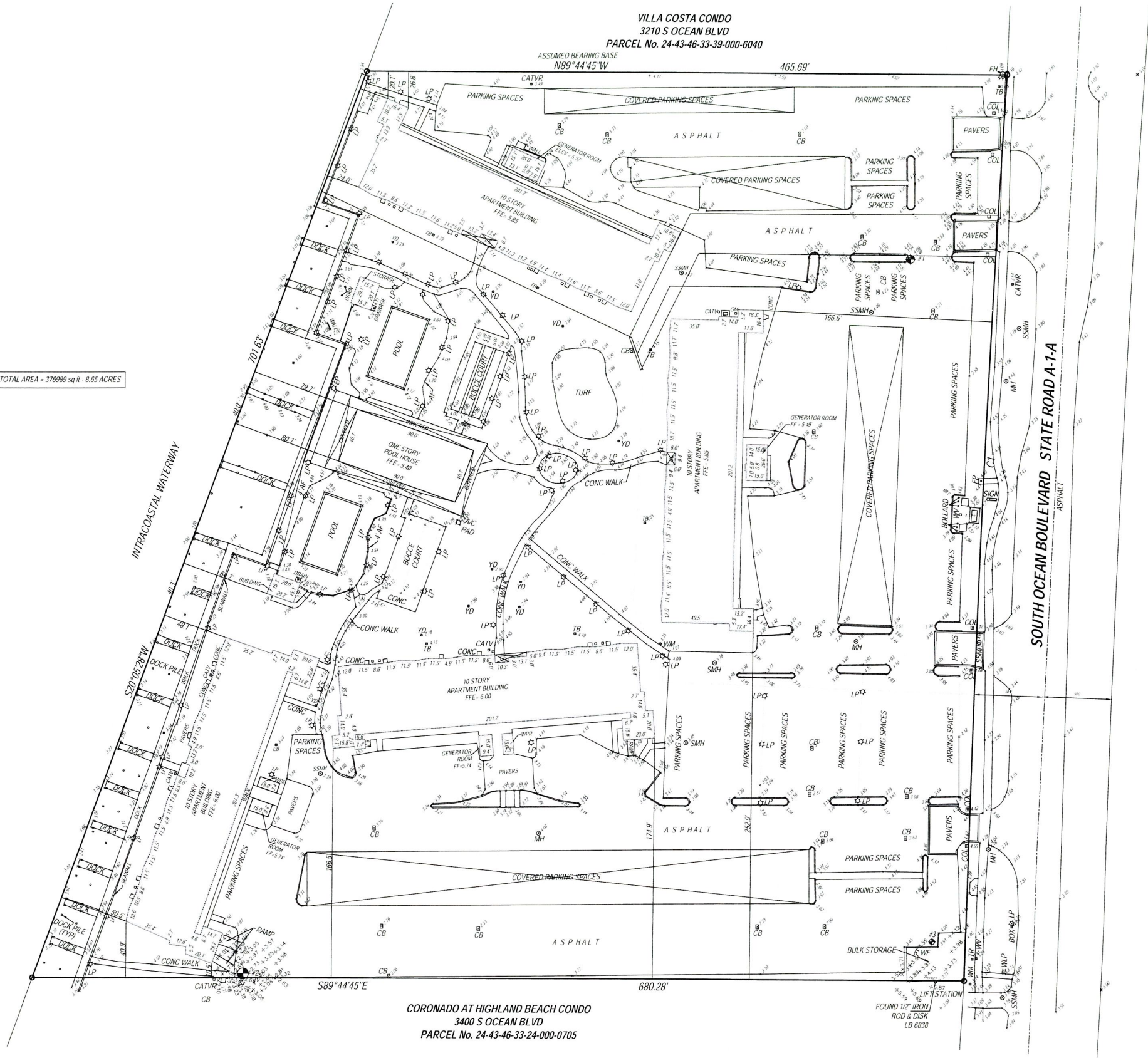
Brenda Harper, LCAM  
Community Association Manager  
Seagate of Highland Condominiums Inc.



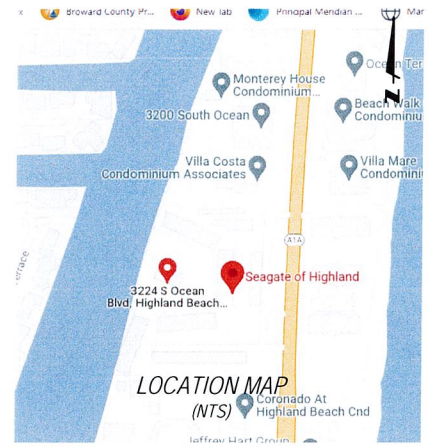


TOTAL AREA = 376989 sq ft - 8.65 ACRES

- LEGEND:**
- TB TELEPHONE BOX
  - COL COLUMN
  - CB CATCH BASIN
  - CATVR CABLE TV RISER
  - FH FIRE HYDRANT
  - SSMH SANITARY MANHOLE
  - LP LIGHT POLE
  - YD YARD DRAINAGE
  - MH MANHOLE
  - EB ELECTRIC BOX
  - TYP TYPICAL
  - WM WATER METER
  - WV WATER VALVE
  - TR TELEPHONE RISER
  - FP FLAG POLE
  - GM GAS METER
  - WLP WOOD LIGHT POLE
  - CE COVERED ENTRY
  - WPR WATER PUMP ROOM
  - #1 -SET MAG NAIL & DISK / LB 8261 SITE BENCHMARK ELEVATION = 3.72'
  - #2 -SET MAG NAIL & DISK / LB 8261 SITE BENCHMARK ELEVATION = 2.85'



CURVE C1:  
Radius: 19148.60'  
Length: 561.49'  
Delta: 1°40'48"  
Chord: 561.47'  
Chord Direction: S02°25'10"W



**PROPERTY ADDRESS:**  
3224 S. OCEAN DRIVE  
HIGHLAND BEACH, FL 33415

**FLOOD ZONE:** "AE" EL. 6"  
**PANEL NO:** 12099C 0887F  
**DATE:** OCTOBER 5, 2017

**CERTIFIED TO:**  
1. SEAGATE OF HIGHLAND CONDOMINIUMS, INC.

**LEGAL DESCRIPTION:**  
THAT PART OF THE SOUTH 50 FEET OF GOVERNMENT LOTS 1 AND 2 OF SECTION 33, TOWNSHIP 46 SOUTH RANGE 43 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND EAST OF THE EAST RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY; AND ALSO THAT PART OF THE NORTH 610 FEET OF GOVERNMENT LOTS 3 AND 4 OF SECTION 33, TOWNSHIP 46 SOUTH RANGE 43 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND EAST OF THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY.  
ABOVE DESCRIBED LAND SITUATE, LYING AND BEING IN THE TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA.

**SURVEYORS' NOTES:**  
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.  
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.  
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.  
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.  
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.  
7. 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.  
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).  
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.  
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)

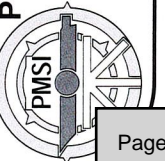
RECEIVED

SEP 15 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

BOUNDARY AND  
TOPOGRAPHIC  
SURVEY

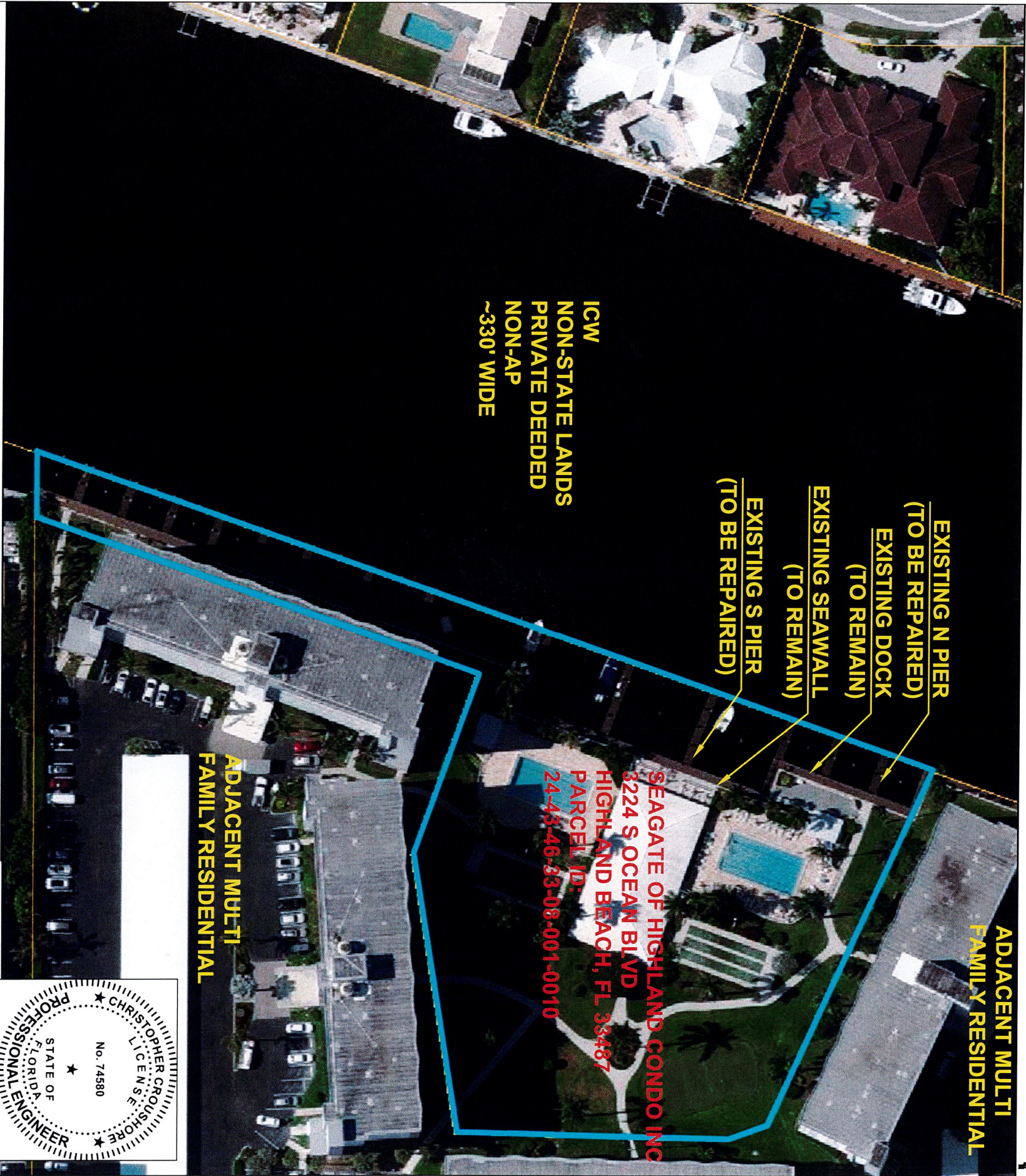
PRINCIPAL MERIDIAN  
SURVEYING, Inc.  
LICENSED BUSINESS No. 8261  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
OFFICE 561-478-7764





RECEIVED  
SEP 15 2025  
HIGHLAND BEACH  
BUILDING DEPARTMENT

- \*\*\*NOTES\*\*\*
- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
  - MHW/MLW UP AGAINST EXISTING SEAWALL
  - NOAA STATION #8722784 (YAMATO - ICW)
  - MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88



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PRINTED COPIES OF THIS DOCUMENT ARE NOT  
CONSIDERED SIGNED AND SEALED. THE SIGNATURE  
MUST BE VERIFIED ON ELECTRONIC DOCUMENTS."

PROPOSED FINGER PIER REPAIRS  
PLAN VIEW - EXISTING CONDITIONS  
SCALE 1" = 100'

CHRISTOPHER R. CROUSHORE, PE  
FLORIDA PE # 74580

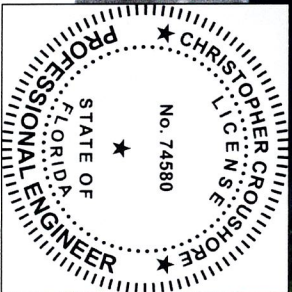
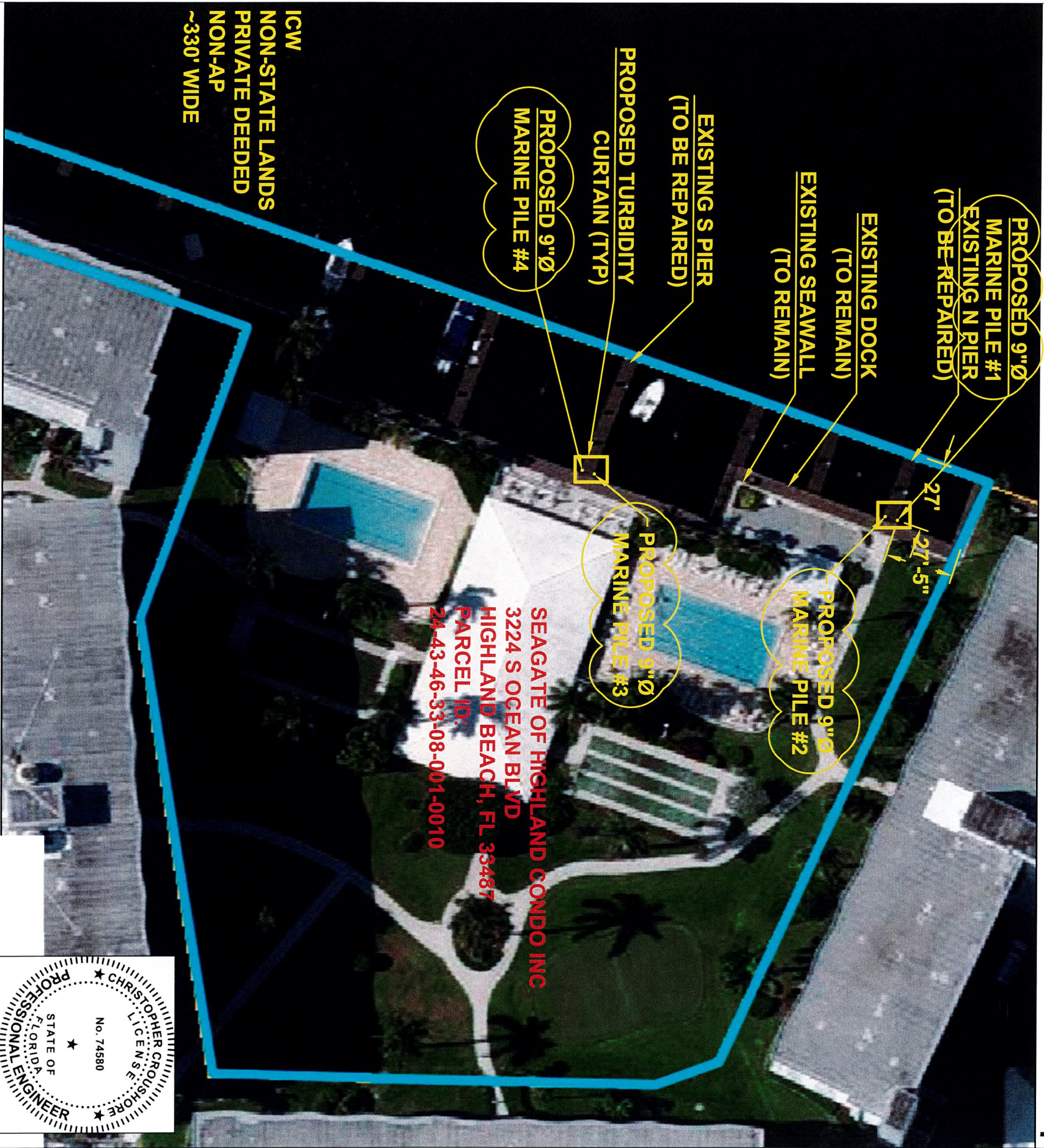
Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 100'	SEAGATE OF HIGHLAND BEACH	P-1
DATE: 04.04.25	3224 S OCEAN BLVD	
	HIGHLAND BEACH, FL 33487	
DRAWN BY: CRC	PROPOSED DOCK REPAIRS PLAN VIEW - EXISTING CONDITIONS	
SHEET 1 OF 4		



- \*\*\*NOTES\*\*\*
- AERIAL PROVIDED BY PALM BEACH COUNTY PROPERTY APPRAISER
  - TURBIDITY CURTAIN IN PLACE FOR ALL PILING INSTALLATIONS
  - MHW/MLW UP AGAINST EXISTING SEAWALL
  - NOAA STATION #8722784 (YAMATO - ICW)
  - MHW = +0.36' NAVD 88, MLW = -1.99' NAVD 88
  - SMALL AREA AROUND NORTH PIER TO RECEIVE IN-KIND REPAIR/REPLACEMENT AS NEEDED, ONCE AREA CAN BE REVIEWED.
  - NO DESIGN ANALYSIS PERFORMED ON EXISTING DOCK DESIGN/CONSTRUCTION



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PROPOSED FINGER PIER REPAIRS  
PLAN VIEW - PROPOSED CONDITIONS  
SCALE 1" = 60'

CHRISTOPHER R. CROUSHORE, PE  
FLORIDA PE # 74580

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 60'	SEAGATE OF HIGHLAND BEACH 3224 S OCEAN BLVD HIGHLAND BEACH, FL 33487 PROPOSED DOCK REPAIR PLAN VIEW - PROPOSED CONDITIONS	P-2
DATE: 04.04.25		
REVISED: 08.26.25		
DRAWN BY: CRC		SHEET 2 OF 4



\*\*\*NOTES\*\*\*

- DESIGNED USING FBC 8TH EDITION, 2023
- DESIGN LIVE LOAD (MULTI-FAMILY RESIDENTIAL): 100 PSF
- DECK BOARD NOT SHOWN FOR CLARITY
- NO ANALYSIS PERFORMED OF MAIN WALKWAY OR OTHER SUPPORTED FINGER PIERS. ONLY THE TWO EFFECTED FINGER PIER/MARGINAL DOCK INTERSECTIONS.

WIND PRESSURE

OPEN STRUCTURE - MONO-SLOPED ROOFING

APPLIED WIND PRESSURE = 53.86 PSF

CONSTANTS USED

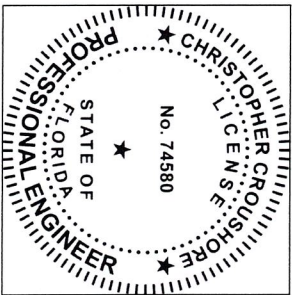
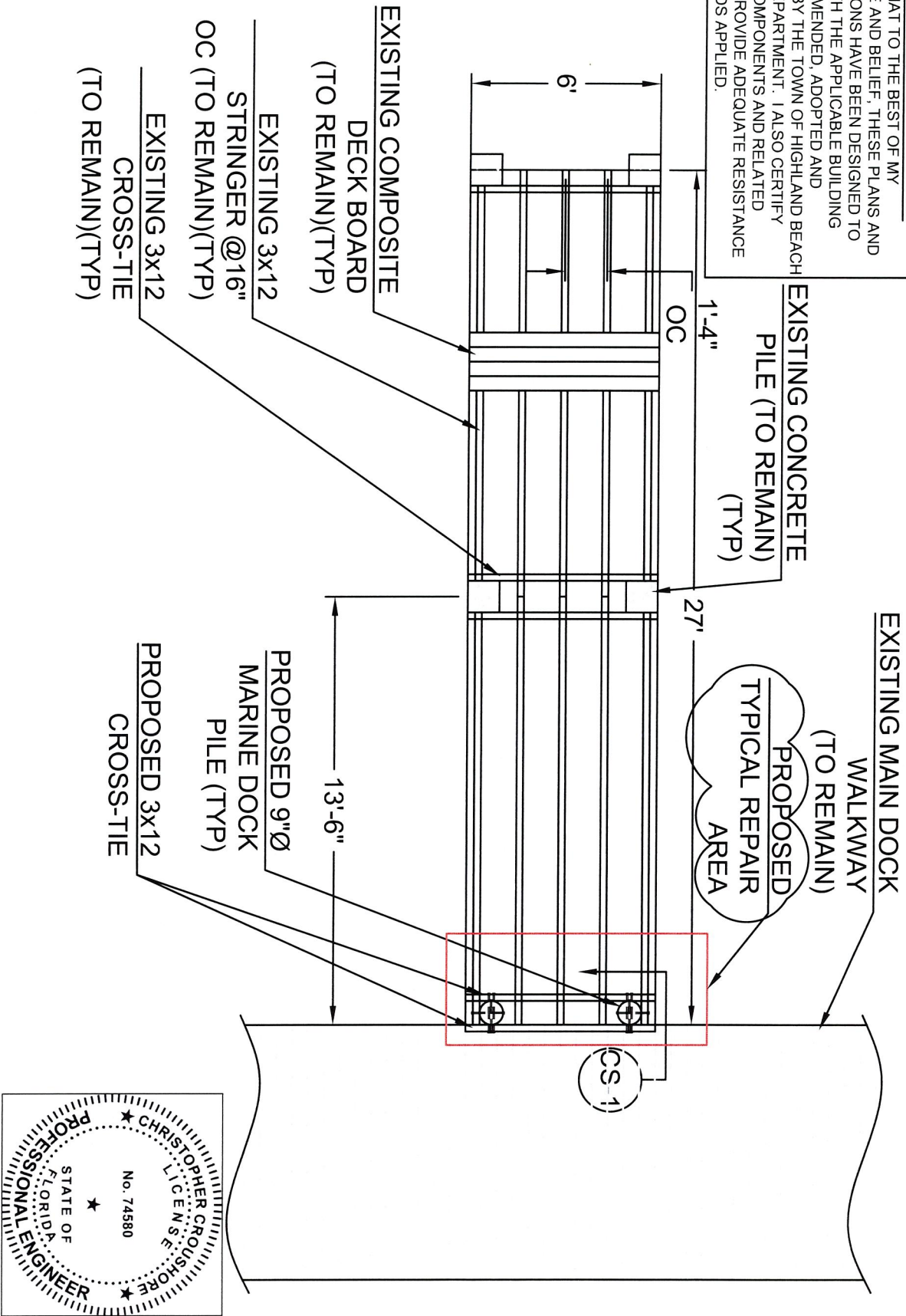
ENCLOSURE CLASSIFICATION =  
OPEN STRUCTURE (DOCK)  
DIMENSION PERP TO WIND =  
6.00 FT  
DIMENSION PARALLEL TO WIND (SEGMENTAL) =  
13.50 FT  
MEAN DOCK HEIGHT (ABOVE WATER) = 4.50 FT  
DOCK ANGLE = 0.00 DEG  
WIND SPEED, V = 155.0 MPH  
EXPOSURE CAT. = D  
RISK CATEGORY = 2  
WIND DIRECTIONALITY FACTOR =  $K_d = 0.85$   
TOPOGRAPHIC FACTOR =  $K_{zt} = 1.0$   
GUST EFFECT FACTOR =  $G = 0.85$   
INTERNAL PRESSURE COEFFICIENT =  $G_{Cpi} = 0.56$   
PRESSURE CALCULATION IS BASED ON  
ASCE 7-22

WIND LOAD CERTIFICATION STATEMENT

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED TO COMPLY WITH THE APPLICABLE BUILDING CODES AS AMENDED, ADOPTED AND ENFORCED BY THE TOWN OF HIGHLAND BEACH BUILDING DEPARTMENT. I ALSO CERTIFY THAT THE COMPONENTS AND RELATED ELEMENTS PROVIDE ADEQUATE RESISTANCE TO THE LOADS APPLIED.

\*\*\* ADDITIONAL NOTE \*\*\*

- THERE ARE TWO EFFECTED FINGER PIERS. BOTH ARE THE SAME AND REQUIRE 2 NEW PILES AT THE SAME LOCATIONS ON EACH PIER. THE DRAWING BELOW SHOWS WHAT EACH LOOK LIKE, THUS "TYPICAL"



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PROPOSED FINGER PIER REPAIR (TYPICAL)  
PLAN VIEW - PILE LAYOUT  
SCALE 1" = 6'

CHRISTOPHER R. CROUSHORE, PE  
FLORIDA PE # 74580

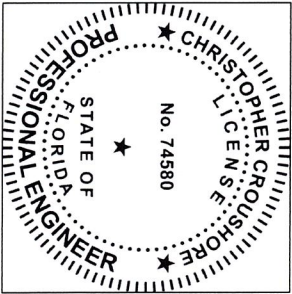
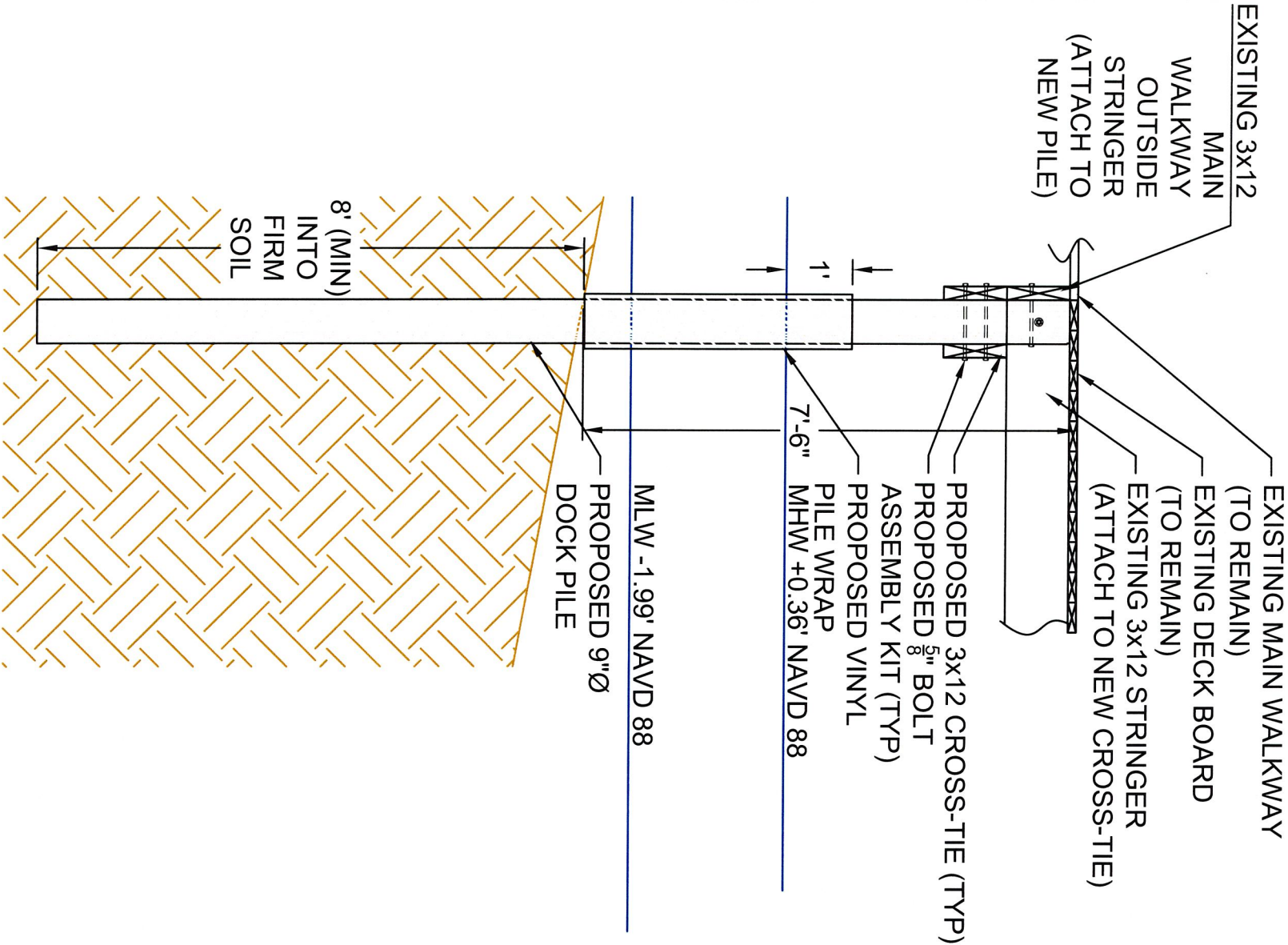
Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 6'		SEAGATE OF HIGHLAND BEACH	
DATE:	04.04.25	3224 S OCEAN BLVD	
REVISED:	08.26.25	HIGHLAND BEACH, FL 33487	
DRAWN BY: CRC		PROPOSED DOCK REPAIR DETAILED PLAN VIEW - PILE LAYOUT	
		P-3	
		SHEET 3 OF 4	



- \*\*\*NOTES\*\*\*
- PT IS AS FOLLOWS: 2.50 CCA (MARINE PILES)
  - ALL WOOD TO BE SYP GRADE 1 OR BETTER, ALL HARDWARE TO BE SS, UNLESS NOTED
  - BOLT ASSEMBLY KIT INCLUDES:  $\frac{5}{8}$ " Ø BOLT, 1.25" Ø WASHER, HEX NUT
  - OUTSIDE STRINGERS CONNECTED TO MARINE PILE W/ (1) BOLT ASSEMBLY KIT
  - INSIDE STRINGERS CONNECTED TO CROSS-TIE WITH 2x8 BLOCK, THREE #10 TOE NAIL x3" EACH WAY
  - CROSS-TIES CONNECTED TO MARINE PILE W/ (2) BOLT ASSEMBLY KITS
  - RECONNECT EXISTING DECKBOARD TO EXISTING STRINGERS W/ #10 SS DECK SCREWS, 2 PER BOARD PER STRINGER
  - CONNECT EXISTING OUTSIDE STRINGER OF MAIN WALKWAY TO NEW PILE W/ (1) BOLT ASSEMBLY KIT



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PROPOSED FINGER PIERS REPAIRS  
TYPICAL CROSS-SECTION VIEW  
SCALE 1" = 3'

CHRISTOPHER R. CROUSHORE, PE  
FLORIDA PE # 74580

Croushore Marine Engineering Inc.

100 ANDROS ROAD, PALM SPRINGS, FLORIDA 33461  
PH (561) 951-6036  
FL CERT OF AUTH #30254

SCALE: 1" = 3'	SEAGATE OF HIGHLAND BEACH 3224 S OCEAN BLVD HIGHLAND BEACH, FL 33487 PROPOSED DOCK REPAIR TYP CROSS-SECTION VIEW	CS-1
DATE: 04.04.25		
DRAWN BY: CRC		

**Town of Highland Beach  
Town Commission Development Order (PB)  
Application No. PZ-25-34**



**Applicant:** Seagate of Highland Condominium Inc. / Anthony Santella  
**Property Address:** 3224 S. Ocean Blvd.  
Highland Beach, Florida 33487

**CERTIFICATE OF MAILING AFFIDAVIT**

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-25-34 for the property located at 3224 S. Ocean Blvd., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 3224 S Ocean Blvd., Highland Beach, Florida 33487.

The mailings consisted of 36 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 23<sup>rd</sup> day of September 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart  
Deputy Town Clerk



# **TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. PZ-25-34**

September 23, 2025

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on ***Thursday, October 9, 2025 at 9:30 AM*** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

**APPLICATION BY SEAGATE OF HIGHLAND CONDOMINIUMS, INC., ANTHONY SANTELLA, REQUESTING A SPECIAL EXCEPTION TO INSTALL FOUR (4) WOOD PILES UNDER EXISTING FINGER PIERS FOR THE PROPERTY LOCATED AT 3224 SOUTH OCEAN BOULEVARD.**

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT





Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **09/24/2025 11:59 AM (EDT)**

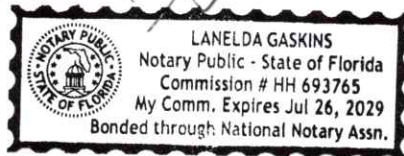
Please find a PDF of your submission details attached to this email.

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-25-34\_3224 South Ocean Blvd.\_10.09.2025.pdf
- signature.png

Signature of Affiant *Jaclyn Detoro* Date: 9/24/25


Signature of Notary Public *Janelda Gaskins* Date: 9/24/25



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

Highland Beach Legal Notice Submission

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	OCTOBER 09, 2025 PLANNING BOARD MEETING APPLICATION NO. PZ-25-34
Publish Date	09/24/2025
Publish Time	11:58 AM (EDT)
Description	<div>TOWN OF HIGHLAND BEACH</div> <div>NOTICE OF PUBLIC HEARING</div> <div>YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, October 09, 2025, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application:</div> <div>APPLICATION NO. PZ-25-34 BY SEAGATE OF HIGHLAND CONDOMINIUMS, INC., ANTHONY SANTELLA, REQUESTING A SPECIAL EXCEPTION TO INSTALL FOUR (4) WOOD PILES UNDER EXISTING FINGER PIERS FOR THE PROPERTY LOCATED AT 3224 SOUTH OCEAN BOULEVARD.</div> <div>APPLICANT: SEAGATE OF HIGHLAND CONDOMINIUM, INC.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>For additional information, please contact the Town Planner at (561) 278-4540.</div> <div>TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT</div>
Attach Files (Optional)	<div> AD_PB_PZ-25-34_3224 South Ocean Blvd._10.09.2025.pdf</div>
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes

---

Signature



A handwritten signature in black ink, featuring a large, stylized 'S' or 'C' shape followed by a series of loops and a long, sweeping tail.

---

**File Attachments for Item:**

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

Application by Donald Durante, Randall Stofft Architects, for a major modification request to allow for the construction of a new detached garage and pickleball court for the property located at 2455 South Ocean Boulevard.



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF:**       **October 9, 2025**

**TO:**                   **PLANNING BOARD**

**FROM:**              **INGRID ALLEN, TOWN PLANNER**

**SUBJECT:**           **APPLICATION BY DONALD DURANTE, RANDALL STOFFT ARCHITECTS, FOR A MAJOR MODIFICATION REQUEST TO ALLOW FOR THE CONSTRUCTION OF A NEW DETACHED GARAGE AND PICKLEBALL COURT FOR THE PROPERTY LOCATED AT 2455 SOUTH OCEAN BOULEVARD. (DO# PZ-25-30).**

### GENERAL INFORMATION:

**Applicant (Property Owner):**       2455 South Ocean Boulevard LLC  
1900 NW Corporate Boulevard, Ste 201E  
Boca Raton, FL 33431

**Applicant's Agent:**               Donald Durante  
Randall Stofft Architects  
42 North Swinton Avenue, Suite 1  
Delray Beach, FL 33444

### **Property Characteristics:**

**Comprehensive Plan Land Use:**   Single Family  
**Zoning District:**               Residential Single Family Estates Lots (RE)  
**Parcel PCN#:**               24-43-46-28-09-000-0111  
**Site Location:**               2455 South Ocean Boulevard

### **Property Background:**

According to the Palm Beach County Property Appraiser, the existing home was built in 2013.

## **Request and Analysis:**

The Applicant's request is for a major modification to allow for the construction of a new detached multi-car garage and pickleball court for the property located at 2455 South Ocean Boulevard. The proposed pickleball court will be built on top of the detached garage. Section 30-67(b) of the Town Code permits accessory uses in the RE zoning district. Section 30-131 of the Town Code defines an accessory use as follows:

*Use, accessory means a permitted use that is customarily associated with the principal use or structure, is located on the same lot as the principal use or structure, is clearly incidental to the principal use, and is subordinate in area, extent, or purpose to and serves only the principal use.*

Section 30-39 of the Town Code provides the following description of a major modification:

*Section 30-39. – Modifications to existing buildings.*

*(1)Major modifications that alter existing principal or accessory structures, including but not limited to the building footprint, number of square feet, building height, number of dwelling units, parking requirements, change in exterior facade, change of use, change of roof line, change of elevation, all exterior walls, balconies, foundations, accessory structures, and similar substantial improvements as determined by the building official.*

The proposed detached garage and pickleball court consists of the following:

- Detached garage: 1,800 square feet, corresponding staircase 75 square feet.
- Pickleball court: 1,800 square feet.

Pursuant to Section 30-68(e)(4) of the Town Code, tennis court fences shall not exceed ten (10) feet in height and be concealed from public view (in this case, a pickleball court fence is comparable to a tennis court fence). The proposed pickleball fence is eight (8) feet in height, and the Applicant is proposing to conceal the street view of the fence with a four (4) foot high masonry planter. Above the planter, the remaining exposed four (4) foot portion of the fence will be concealed by a dense Confederate Jasmine Vine (10-12 inches thick) with runners of five (5) to six (6) feet in height. The Applicant is also proposing new landscaping to the north and west of the pickleball court including a mix of trees and palms ranging in height from six (6) feet to 20-24 feet (see attached landscape plan). In addition, there is currently a six (6) foot high CBS wall and an approximate 20-22 foot high hedge that spans the entire front property line with the exception of a gate located along the existing driveway. Current mature plantings along the front (west) and south property lines include date palms (30 feet in height), Brazilian beauty leaf (20 feet), etc. (see attached Tree Disposition Plan).

Pursuant to Section 30-22 of the Town Code, when acting in a decision-making capacity, the Planning Board shall approve, approve with conditions, or deny applications for development approval which includes major modifications.

If the request is approved by the Planning Board, prior to initiation of construction, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction of the approved

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

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on September 23, 2025 and finds that the project is consistent with the Code of Ordinances.

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

**Attachments: Application**

**Aerials**

**Photos**

**Applicant proposed Plans (11X17)**





## TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 2455 SOUTH OCEAN BLVD	PCN: 24-43-46-28-09-000-0111
Full Legal Description of the Property [as described in the deed] or reference to an attachment: BYRD BEACH S 50 FT OF LT 11 & LT 12 A/K/A/ PT OF CITY LT NO 128	
Zoning District: RE	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input checked="" type="radio"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: 2455 SOUTH OCEAN BLVD. LLC	Phone: 561-368-5551	Fax:
Mailing Address: 1900 NW CORPORATE BLVD SUITE 201E BOCA RATON, FL. 33432		
Email Address: SCOTT@SCOTTELKPA.COM		

APPLICANT'S AGENT INFORMATION		
Name: DONALD DURANTE	Phone: 561.243.0799	Fax: N/A
Company Name: RANDALL STOFFT ARCHITECTS		
Mailing Address: 42 NORTH SWINTON AVENUE, SUITE 1, DELRAY BEACH, FL. 33444		
Email Address: DON@STOFFT.COM		

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

PROPOSED PROJECT INCLUDES A DETACHED, PARTIALLY BELOW GRADE, MULTI-CAR GARAGE WITH A PICKLEBALL COURT BUILT ON TOP LOCATED ON THE SOUTHWEST SIDE OF THE PROPERTY. PICKLEBALL COURT IS PROPOSED TO BE ENCLOSED BY AN 8'-0" HIGH METAL FRAME CHAINLINK FENCE WITH MESH WINDSCREEN. EAST SIDE OF GARAGE IS SEPARATED FROM THE PRINCIPAL RESIDENCE BY A MINIMUM OF 10'-0" AND SETBACK FROM THE SOUTH SIDE OF THE PROPERTY BY A MINIMUM OF 12'-0". NORTH SIDE OF GARAGE CONTAINS A SET OF STAIRS TO TRANSITION FROM UPPER PAVER PARKING AND PICKLEBALL COURT DOWN TO THE GARAGE LEVEL. WEST SIDE WALL OF GARAGE IS OPEN (NO DOOR), NORTH AND SOUTH SIDE WALLS ARE PARTIALLY BELOW GRADE, AND EAST SIDE WALL IS COMPLETELY BELOW GRADE. AT THIS TIME, NO LIGHTING IS PROPOSED FOR THE NEW PICKLEBALL COURT. NEW PROPOSED DRIVEWAY PAVERS WILL CONNECT THE NEW MULTI-CAR GARAGE TO THE EXISTING DRIVEWAY AND NEW PAVERS ARE TO MATCH THE EXISTING DRIVEWAY PAVERS. ADDITIONALLY, THE EXPOSED PORTIONS OF THE NEW PROPOSED STRUCTURE WILL BE FINISHED WITH PAINTED STUCCO AND TRIM TO MATCH THE EXISTING PRINCIPAL STRUCTURAL, INCLUDING WALL SCONCE LIGHT FIXTURES. NEW LANDSCAPING IS ALSO PROPOSED TO COMPLIMENT TO NEW STRUCTURE.

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.

2455 South Ocean Boulevard LLC

Property Owner's Signature: Scott A. Elk Date: 6.12.25

Property Owner's Printed Name Scott A. Elk, Manager

---

*Received by the Town Clerk's Office:*

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

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

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



September 16, 2025

**Re: Revision 2 Planning and Zoning Review**  
**Project: 2455 S Ocean Blvd Residence**  
Project Address: 2455 S OCEAN BLVD, HIGHLAND BEACH FL 33487

### **REVISION 2 – REVISION NARRATIVE**

Below is a brief description of the revision relative to the screening of the Pickleball court, made to the Landscape package for the 2455 S Ocean Blvd. Residence since the Revision 1 Landscape Set dated August 13, 2025.

#### **PLANTING**

<u>SHEET</u>	<u>DESCRIPTION</u>
LP-2	<p>Updated Pickleball Planter Section to show representation of proposed vegetation, Confederate Jasmine vine (TRJ) and firecracker plant (RUS) (both shown in green-colored silhouette form with outlines). Added notes and dimensions specifying planting material height and thickness. Added dimensions for windscreen location from top and bottom of fence. Revised pickleball fence height to 8'. Added a note referencing newly provided supporting images of proposed court screening planting material (shown at maturity) to be found on sheet LP-3. Labeled portion of existing driveway in plan, within the work area, as "existing driveway", removed the previously shown hatch pattern to avoid confusion with the new, proposed driveway.</p> <p>In response to the concern of court fencing concealment from street view, the west side of the court chain link fence will be entirely concealed on the lower half (4') by a masonry planter in front of the fence. Above the planter level, the remaining exposed 4' portion of fence will be concealed by a dense Confederate Jasmine vine, specified to have 5'-6' h. runners, to be woven within the chain link mesh and spanning the width of the fence along the west side. The vine was selected for its dense character to fully conceal the fence without bare spots. Supporting plant material images provided on sheet LP-3 depict the vine at maturity showcasing its density. The rest of the planter will be filled by firecracker plant, a dense shrub with character to spill over and produce long upward shoots. A supporting image of this shrub at maturity has also been provided on Sheet LP-3. Both plants were also selected for their hardiness and because they do not defoliate, ensuring year-round coverage of fence. Furthermore, the site conditions increase the screening of the court fence from street view through layers of existing, mature planting. Beyond the solid masonry entry wall and gate, in the foreground, existing Brazilian Beauty Leaf trees, shown below in Image 1, are being used as dense hedging above the entry walls to visually occlude</p>

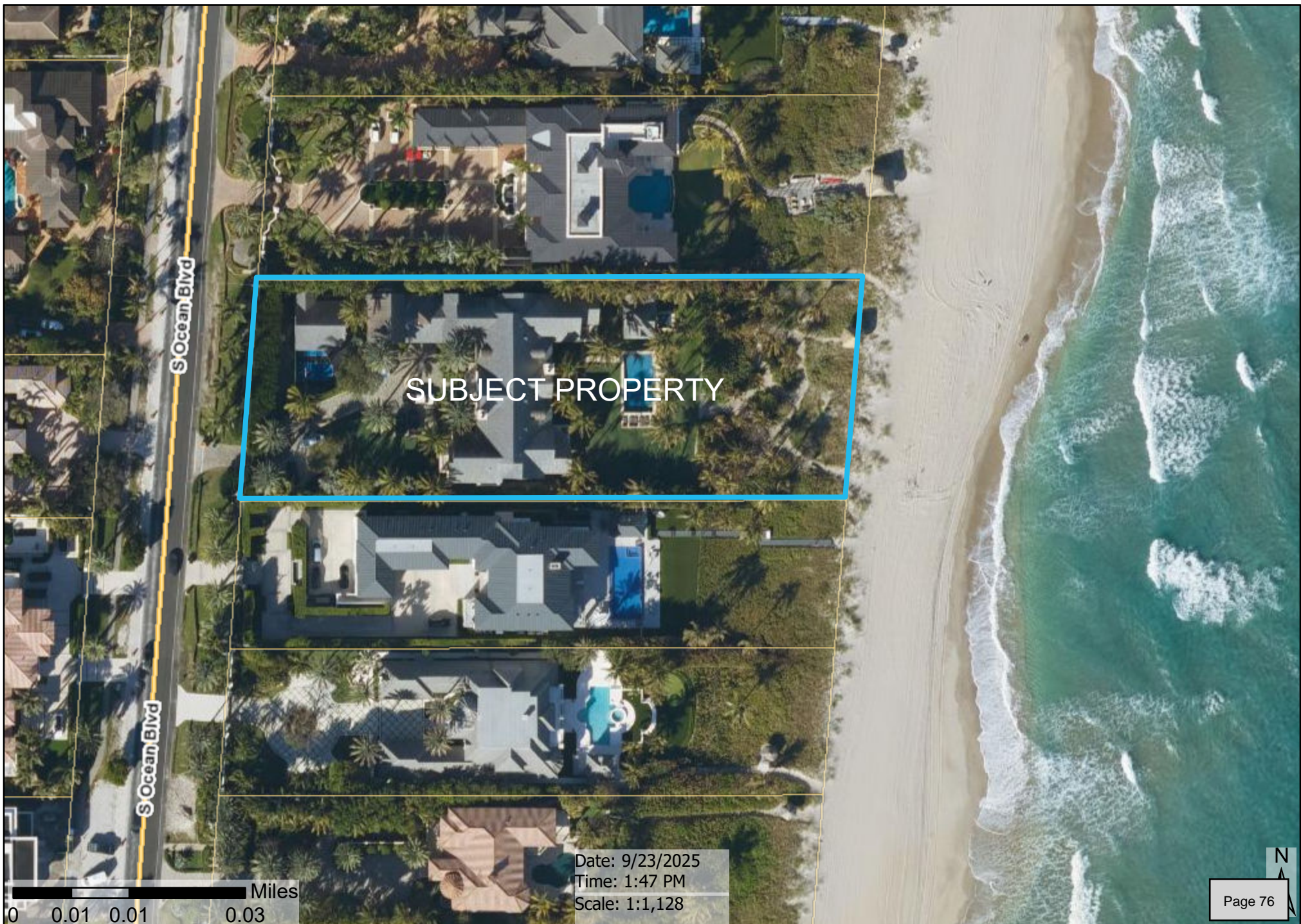
landscape architects and planners

the house beyond. The canopies of the two trees that flank the entry gate are shown to being intentionally shaped to expand horizontally, in time, filling the visual gap above the gate to provide added visual blockage of the house beyond, including the new structure and pickleball fence. The proposed planting at the garage level includes layers of palm trees that follow the curvature of the driveway with the height of their canopies planned to provide additional screening at the court fence level. Street visibility of the north and south court fence sides would only occur during opening of the entry gates and only visible at eye level near the entry axis. Mature planting used as property hedging ensures blockage of viewpoints outside of entry axis.



Image 1. Street view from A1A with entry gates closed







# 2455 South Ocean Boulevard







Photo taken 9-25-25

2455 South Ocean  
Boulevard



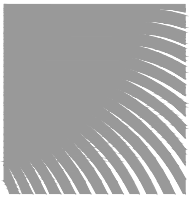


Photo taken 9-25-25  
2455 South Ocean  
Boulevard





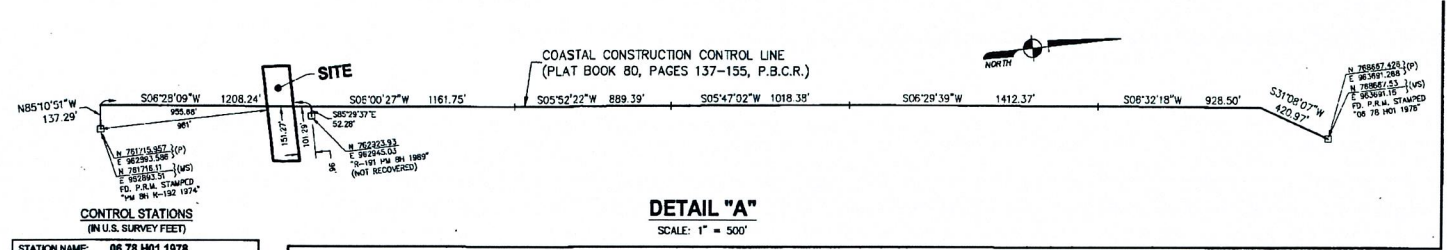
FRONT ENTRY GATE VIEW FROM AIA



**DSBoca**  
design studio boca

landscape architects  
and planners  
LC - 0000396  
2300 Corporate Blvd. NW, Suite 214  
Boca Raton, Florida 33431  
Ph: 561.955.8623  
Fax: 561.362.4749  
email: landscapearchitects@dsboca.com

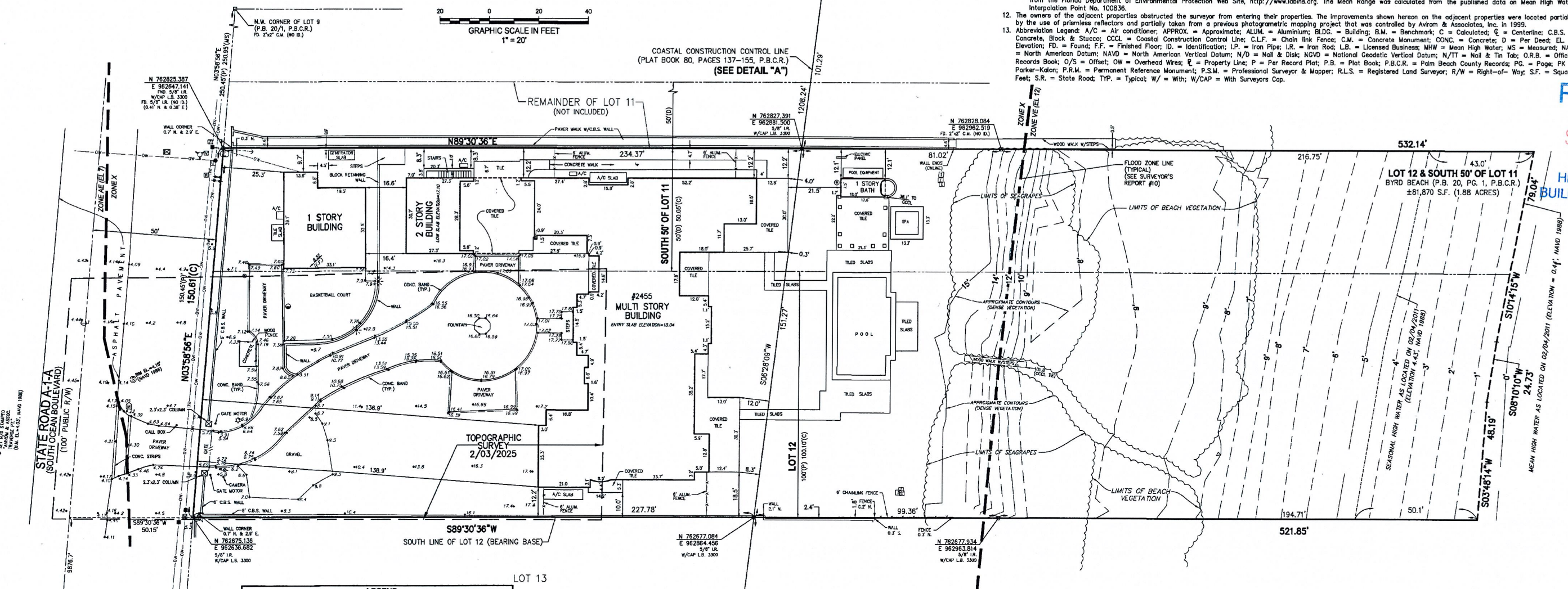




STATION NAME: 06 78 H01 1978	
PUBLISHED COORDINATES:	N 768667.428 (See Surveyor's Report (7)(a)) E 963691.268
OBSERVED COORDINATES:	N 768667.53 (See Surveyor's Report (7)(a)) E 963691.16
REMARKS:	FD, P.R.M. STAMPED "06 78 H01 1978"

STATION NAME: PM BH R-192 1974	
PUBLISHED COORDINATES:	N 761715.957 (See Surveyor's Report (7)(a)) E 962993.588
OBSERVED COORDINATES:	N 761716.11 (See Surveyor's Report (7)(a)) E 962993.51
REMARKS:	FD, P.R.M. STAMPED "PM BH R-192 1974"

SUMMARY TABLE FOR: SCHEDULE B, SECTION 2 EXCEPTIONS TITLE COMMITMENT NO. 24-1342 (SEE SURVEYOR'S REPORT #2)		
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 9 P.B. 20/1	Yes	As Shown
No. 10 D.B. 641/289	Yes	Not Plotted
No. 11 O.R.B. 2201/1963	No	
No. 12 D.B. 667/37	Yes	As Shown
No. 13 O.R.B. 955/195	Yes	As Shown
No. 13 O.R.B. 3345/1300	Yes	Not Plotted



**NOTE**  
ELEVATIONS SHOWN HEREON  
ARE BASED ON THE NORTH  
AMERICAN VERTICAL DATUM OF 1988  
(NAVD 1988)

**LEGEND**

BACKFLOW PREVENTER VALVE	SANITARY MANHOLE
BASKETBALL HOOP	SPRIGOT
BENCHMARK	TELEPHONE RISER
CLEAN OUT	UNKNOWN VALVE
CONCRETE UTILITY POLE	WATER MANHOLE
DOUBLE DETECTOR CHECK VALVE	WATER METER
ELECTRIC SERVICE BOX	WATER SERVICE
EXISTING FINISHED FLOOR ELEVATION	WATER VALVE IN CONCRETE
EXISTING ELEVATION	WOOD LIGHT POLE
FIRE HYDRANT	YARD DRAIN
GUY ANCHOR	YARD LIGHT
IRRIGATION CONTROL VALVE	
MAIL BOX	
OVERHEAD WIRES	

**SURVEYOR'S REPORT:**

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Fidelity National Title Insurance Company, Title Commitment No. 24-1342, effective date January 18, 2024, 11:00 P.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
- Bearings shown hereon are relative to the Coastal Construction Control Line recorded in Plat Book 80, Pages 137-155, Palm Beach County Records, with the south line of Lot 12 (BYRD BEACH) having a bearing of S89°30'36"W.
- (a) Coordinates shown hereon are based on a Real-time Kinematic (RTK) GPS Control Survey which is certified to 0.3 feet accuracy (US Survey Foot), relative to the control points as shown hereon and is based on the North American Datum of 1983, adjustment of 1990 (NAD 83/90), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone (NAD 83/90), as shown on Plat Book 80, Pages 137-155, Palm Beach County Records.  
(i) Method: Wide Area Continuously Operating GPS Reference Station Network.  
(ii) Processing Software: Trimble Geomatics Office, Version 1.61.  
(b) Published Control Coordinates shown hereon are based upon the State Plane Coordinate System, Florida East Zone North American Datum of 1983 (NAD 83/90), adjustment of 1990, as shown on Plat Book 80, Pages 137-155 of the Public Records of Palm Beach County, Florida.  
(c) Coordinates depicted on "R" Monuments were obtained from Florida Department of Environmental Protection and unless noted, these monuments were not recovered.
- Benchmark Description: U.S. Coast & Geodetic Survey Benchmark #M310 - a U.S.C. & G.S. brass disc stamped "M 310", Elevation 6,732 feet (NGVD 1929) and Palm Beach County Station "SWFTLY" - east edge of asphalt path at west side of A-1-A, at residence #4023, Elevation 4,797 feet (NGVD 1929).
- Elevations indicated hereon are in feet and decimals referenced to the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988). The datum was converted from NGVD 1929 to NAVD 1988 utilizing the U.S. Army Corps of Engineers Program Corpn for Windows, Version 5.11.08. The model value of (-) 1.542 was added algebraically to the NGVD 1929 height.
- (a) The property described hereon lies within Flood Zone X as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0987G, Community Number 125111 and (FIRM) Number 12099C0991G, Community Number 120192, dated 12/20/2024.  
(b) The flood zone lines shown hereon were digitized from data downloaded from FEMA's website.  
(c) The Mean High Water Survey depicted hereon complies with Chapter 177, Part II Florida Statutes and is recorded in the public repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Mean High Water Survey File 4738.  
(d) Atlantic Ocean Mean High Water Elevation is 0.44 feet, NAVD 1988, as located on 02/04/2011.  
(e) Atlantic Ocean Seasonal High Water Elevation is 4.43 feet, NAVD 1988, as located on 02/04/2011.  
(f) Seasonal High Water Line as shown hereon was calculated as follows: Mean High Water (0.44 feet, NAVD 1988) plus 150% of Mean Range (3.99 feet) which equals to 4.43 feet, NAVD 1988.  
(g) The Mean High Water Elevation as shown hereon was established by extending the elevation shown at Mean High Water Interpolation Point No. 100836, which was obtained from the Florida Department of Environmental Protection Web Site, <http://www.flahds.org>. The Mean Range was calculated from the published data on Mean High Water Interpolation Point No. 100836.
- The owners of the adjacent properties obstructed the surveyor from entering their properties. The improvements shown hereon on the adjacent properties were located partially by the use of prismless reflectors and partially taken from a previous photogrammetric mapping project that was controlled by Avrom & Associates, Inc. in 1999.
- Abbreviation Legend: A/C = Air conditioner; APPROX. = Approximate; ALUM. = Aluminum; BLDG. = Building; B.M. = Benchmark; C. = Calculated; C. = Centerline; C.B.S. = Concrete, Block & Stucco; CCCL = Coastal Construction Control Line; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; CONC. = Concrete; D. = Per Deed; EL. = Elevation; FD. = Found; F.F. = Finished Floor; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MHW = Mean High Water; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/TT = Nail & Tin Tap; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P. = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; PK. = Parker-Kalon; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor & Mapper; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.F. = Square Feet; S.R. = State Road; TYP. = Typical; W. = With; W/CAP. = With Surveyors Cap.

RECEIVED  
SEP 23 2025  
HIGHLAND BEACH  
BUILDING DEPARTMENT

**LAND DESCRIPTION:**

The south 50 feet of Lot 11 and all of Lot 12, of PLAT OF BYRD BEACH, according to the map or plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Palm Beach County, Florida.

Said lands situate in the Town of Highland Beach, Palm Beach County, Florida and containing 78,837.35 square feet (1.81 acres) more or less.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/3/2025  
John T. Doogan, P.L.S.  
Doogan, P.L.S.

JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVROM & ASSOCIATES, INC.  
L.B. No. 3300



**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2ND AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432  
TEL: (561) 392-2594  
www.AVIROM-SURVEY.com  
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REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD
REVISED SURVEY FOR DEP. PERMIT SUBMITTAL	03/01/2011	N/A	M.M.K.	M.D.A.	TOPOGRAPHIC SURVEY	02/03/25	22/83-83	L.B.	J.T.D.
ADD SECTION, TOWNSHIP & RANGE	04/05/2011	N/A	M.M.K.	M.D.A.					
FIELD UPDATE SURVEY - ADD NEW ELEVATIONS / REUSE NORTH & CENTER SECTIONS	06/26/2011	1546/22	W.R.C.	D.E.B.					
ADD ADDITIONAL LOCATIONS FOR LOTS 9, 10 AND 14	09/27/2011	1546/38-40	W.R.C.	D.E.B.					
FORWARD RE-IN	10/21/2011	1546/46	S.A.M.	D.E.B.					
SLAB ELEVATION SURVEY	02/03/2012	SECTION	D.E.B.	D.E.B.					
FORWARD RE-IN	03/08/2012	1546/78	J.B.	D.E.B.					
FINAL SURVEY	09/17/2013	1415/47	W.L.Z.	D.E.B.					
RE-CERTIFY SURVEY & UPDATE FLOOD ZONE LINES (NO FIELD WORK PERFORMED)	01/24/2022	N/A	J.S.B.	D.E.B.					
UPDATE TRANSFER, SURVEY, & TITLE COMMITMENT	02/08/2024	2170/33	M.A.J.	M.A.J.					

**BOUNDARY SURVEY**  
**2455 SOUTH OCEAN BOULEVARD**  
LOT 12 AND THE SOUTH 50' OF LOT 11  
BYRD BEACH (PLAT BOOK 20, PAGE 1, P.B.C.R.)  
LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST  
TOWN OF HIGHLAND BEACH  
PALM BEACH COUNTY, FLORIDA

JOB #:	8800-1
SCALE:	1" = 20'
DATE:	02/07/2011
BY:	M.M.K.
CHECKED:	M.D.A.
F.B. 1546 PG. 0	
SHEET 1 OF 1	







DRAINAGE AND RETENTION CALCULATIONS

COMPUTE THE INCREASE OF RUNOFF FOR A 100-YEAR, 3-DAY STORM EVENT:

3-DAY RAINFALL AMOUNT: 20.00

PROJECT AREAS:	EXISTING CALC.	PROPOSED
PROJECT AREA	0.14 Ac.	0.14 Ac.
BUILDINGS	0.00 Ac.	0.04 Ac.
PAVED AREAS	0.01 Ac.	0.04 Ac.
SOD/LANDSCAPE AREAS	0.13 Ac.	0.06 Ac.

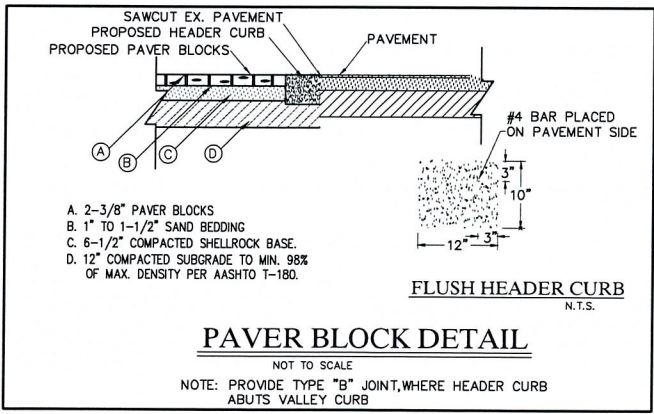
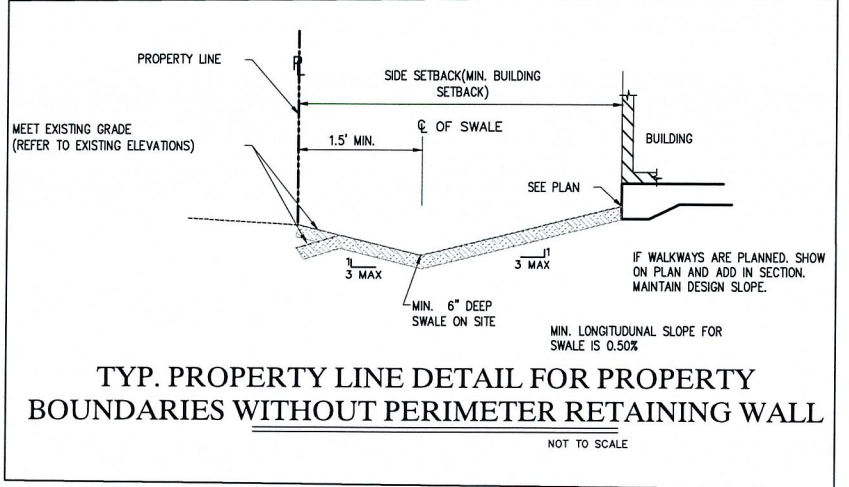
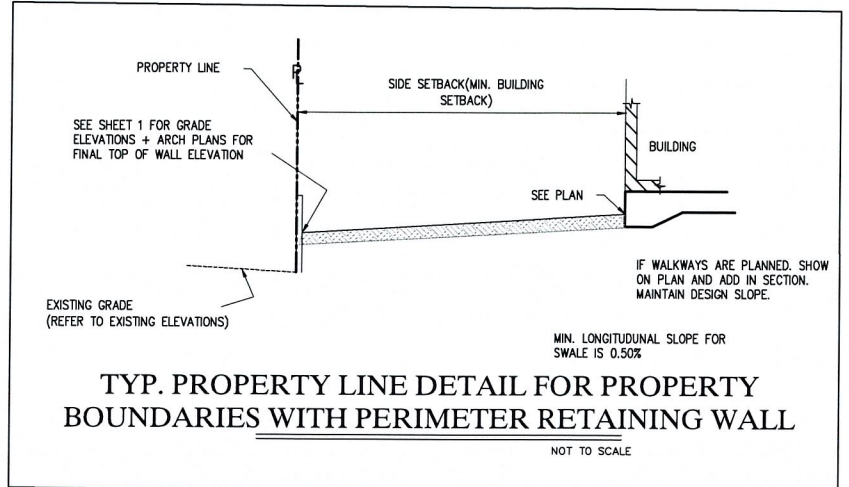
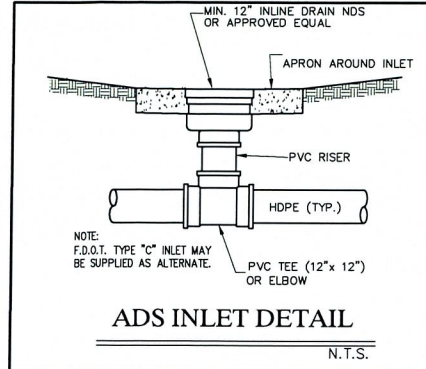
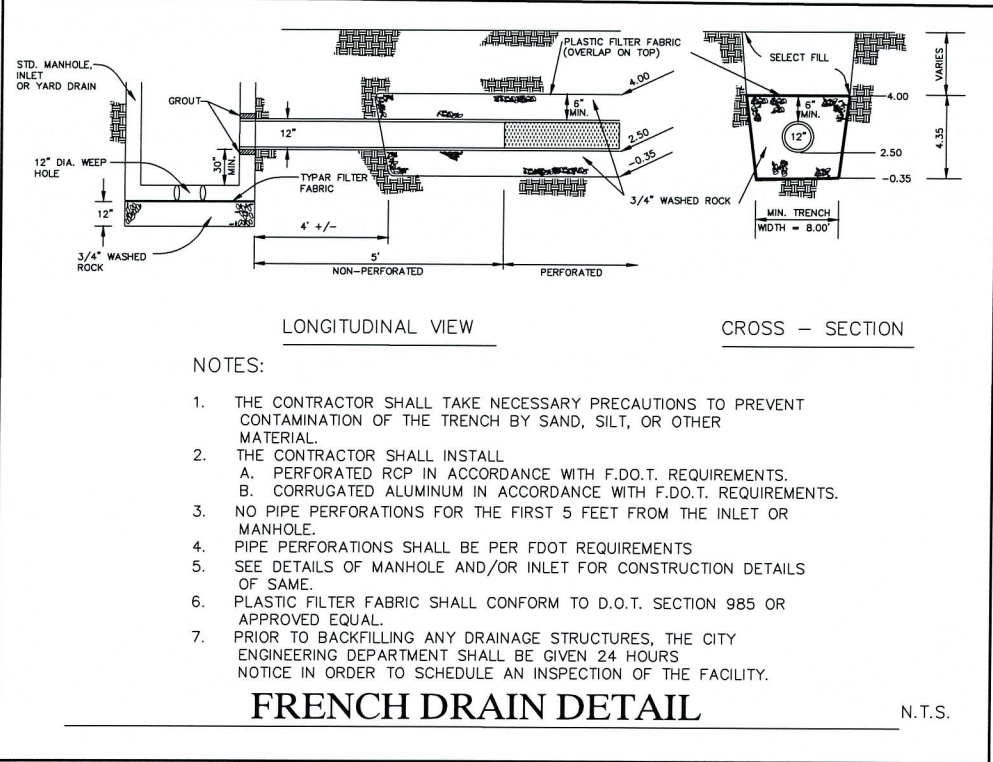
EXISTING CONDITIONS:  
RUNOFF =  $\frac{[20.00 - 0.2 (7.72)]^2}{[20.00 + 0.8 (7.72)]} = \frac{340.63}{22.71} = 13.01$   
VOLUME =  $\frac{13.01 \times 0.14}{12} = 0.15$  Ac-Ft.

PROPOSED CONDITIONS:  
RUNOFF =  $\frac{[20.00 - 0.2 (3.39)]^2}{[20.00 + 0.8 (3.39)]} = \frac{373.35}{22.71} = 16.44$   
VOLUME =  $\frac{16.44 \times 0.14}{12} = 0.19$  Ac-Ft.

INCREASE IN RUNOFF:  
INCREASE = 0.19 - 0.15 = 0.04 = Ac-Ft.

TOTAL EXFILTRATION TRENCH STORAGE PROVIDED = 0.04 AC-FT

100 YEAR, 3 DAY STORM VOLUME INCREASE OF 0.04 Ac-Ft IS ACCOMMODATED BY THE PROPOSED EXFILTRATION TRENCHES WHICH PROVIDE 0.04 Ac-Ft OF STORAGE TOTAL



PROJECT: 2455 S Ocean Blvd  
DATUM: ft-NAVD (ft-NAVD or ft-NGVD)

LAND-USE	
TOTAL SITE AREA:	0.14 Ac.
BUILDING AREA:	0.04 Ac.
PAVEMENT AREA:	0.04 Ac.
POOL AREA:	0.00 Ac.
WATER SURFACE AREA:	0.00 Ac.
LAKE BANK AREA:	0.00 Ac.
PERVIOUS AREA (DRY DET):	0.00 Ac.
PERVIOUS AREA (DRY DET BANK):	0.00 Ac.
PERVIOUS AREA (MISC):	0.06 Ac.
GROUNDWATER EL:	0.50 ft-NAVD
AVERAGE GROUND EL:	10.00 ft-NAVD
DEPTH TO GROUNDWATER:	9.50 ft.
COMPACTED SOIL STORAGE:	8.18 in.
"S" VALUE:	3.51
CURVE NUMBER, CN:	74.04

TREATMENT REQUIREMENTS	
1" OVER TOTAL AREA:	0.01 Ac-ft
% IMPERVIOUS:	57%
2.5" x %IMPERVIOUS:	1.43 in.
2.5" x %IMPERVIOUS x SITE AREA:	0.02 Ac-ft
TREATMENT VOLUME REQ'D:	0.02 Ac-ft
DRY PRETREATMENT VOL. REQ'D:	0.01 Ac-ft

DRY DETENTION	
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

Stormwater Calculations

EXFILTRATION	
F.D. PIPE DIA.:	12.00 in.
F.D. PIPE INVERT EL.:	2.50 ft-NAVD
F.D. TOP OF TRENCH EL.:	4.00 ft-NAVD
F.D. BOTTOM OF TRENCH EL.:	-0.35 ft-NAVD
AVG. GROUND (OR WEIR) EL.:	5.60 ft-NAVD
F.D. TRENCH WIDTH, W:	8.00 ft.
F.D. TRENCH HEIGHT:	4.35 ft.
DEPTH TO GROUNDWATER, H <sub>2</sub> :	5.10 ft.
UNSATURATED TRENCH DEPTH, D <sub>u</sub> :	3.50 ft.
SATURATED TRENCH DEPTH, D <sub>s</sub> :	0.85 ft.
HYDRAULIC CONDUCTIVITY, K:	1.49E-04 cfs/ft-ft-head

TOTAL LENGTH OF PROPOSED F.D., L:	30 LF
F.D. TREATMENT VOLUME PROVIDED, V:	0.04 Ac-ft
DRY DETENTION VOLUME PROVIDED:	0.00 Ac-ft
F.D. TREATMENT VOLUME PROVIDED:	0.04 Ac-ft
TOTAL TREATMENT VOLUME PROVIDED:	0.04 Ac-ft

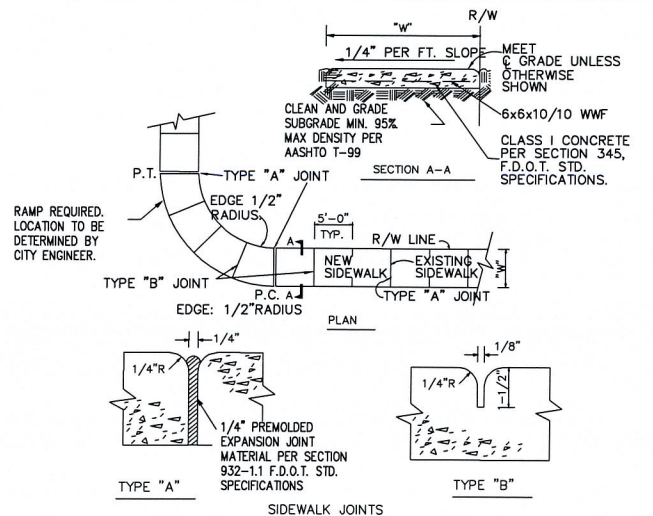


TABLE OF SIDEWALK THICKNESS - "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE ENGINEER.	
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

SIDEWALK CONSTRUCTION n.t.s.

RECEIVED

SEP 23 2025

HIGHLAND BEACH BUILDING DEPARTMENT

REV.	DATE	BY
07/10/25	TBH	
REVISIONS		
REV. PER TOWN OF HIGHLAND BEACH CMTS		
FILE NAME: 11-3455-01.dwg		

CAULFIELD & WHEELER, INC.  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

2455 S Ocean Boulevard  
PAVING, GRADING & DRAINAGE DETAILS  
HIGHLAND BEACH, FL

DATE	06/02/25
DRAWN BY	TBH
F.B./ PG.	----
SCALE	N.T.S.

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

JOB #	11349
SHT. NO.	
OF 3	



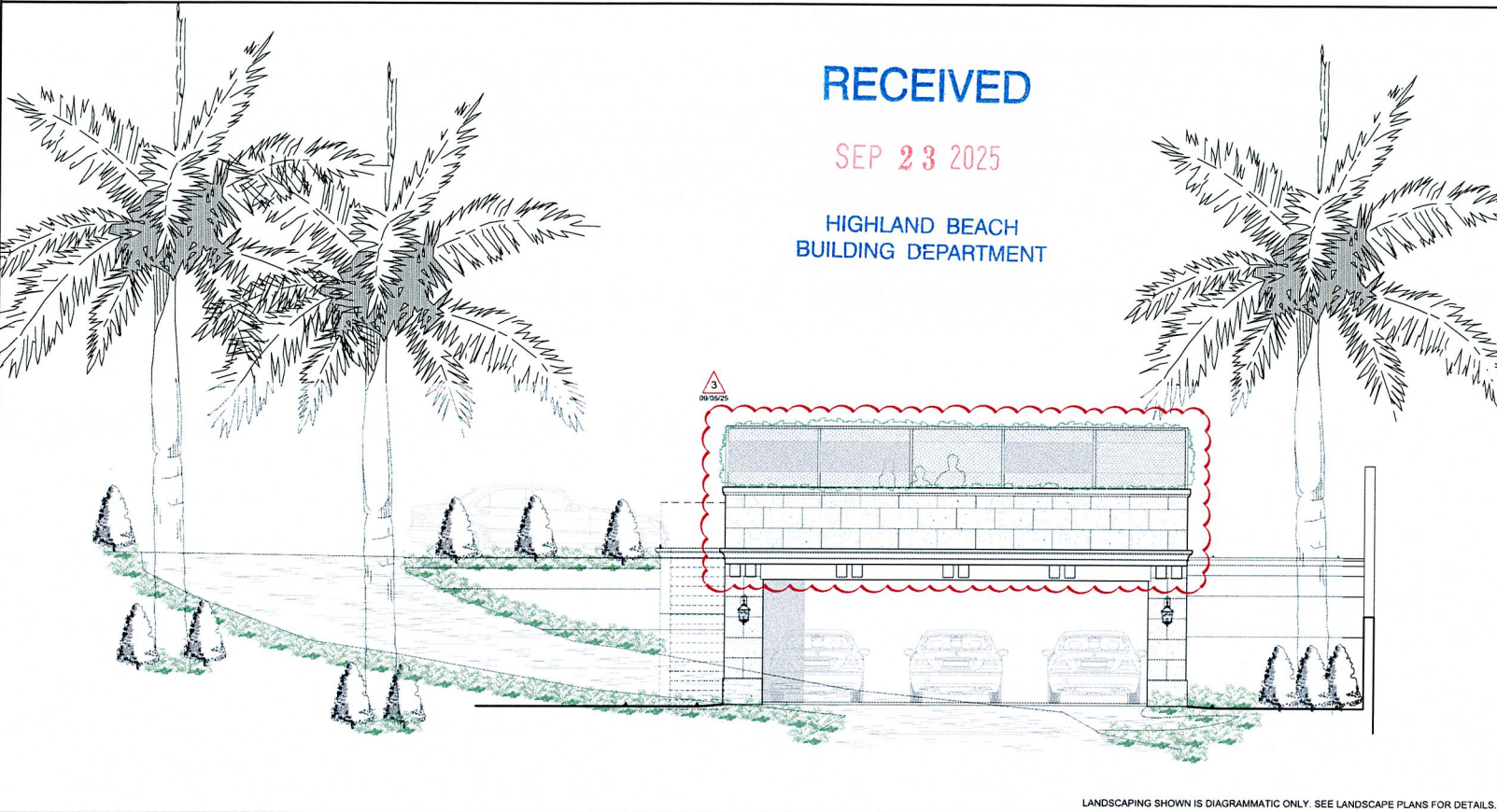




ABBREVIATIONS			
ABV. ABOVE	H.G. HOLLOW CORE	R.O. ROUGH OPENING	
ACOUS. ADJUSTABLE	HOWE. HARDWARE	RWD. REDWOOD	
AL. ALUMINUM	HGT. HEIGHT	R.W.L. RAIN WATER LEADER	
APPROX. APPROXIMATE	HORIZ. HORIZONTAL	S.C. SOLID CORE	
BOARD. BOARD	ID. INSIDE DIAMETER	SCHED. SCHEDULE	
BLOG. BUILDING	INCAND. INCANDESCENT	SH. SHEET	
BLCK. BLOCK	INSUL. INSULATION	SM. SIMILAR	
BOT. BOTTOM	INT. INTERIOR	SQ. SQUARE	
CAB. CABINET	JT. JOINT	ST. STAINLESS STEEL	
CER. CERAMIC	LAM. LAMINATE	STD. STANDARD	
C.I. CAST IRON	LAV. LAVATORY	STL. STEEL	
CLR. CLEAR	LOC. LOCATION	STOR. STORAGE	
COL. COLUMN	MAX. MAXIMUM	STRUCT. STRUCTURAL	
CONC. CONCRETE	MECH. MECHANICAL	SUSP. SUSPENDED	
CONN. CONNECTION	MET. METAL	T.C. TOP OF CURB	
CONT. CONTINUOUS	MFR. MANUFACTURER	TEL. TELEPHONE	
CTSK. COUNTERSUNK	MIN. MINIMUM	T&G. TONGUE AND GROOVE	
DECOR. DECORATIVE	MISC. MISCELLANEOUS	THK. THICK	
DET. DETAIL	M.O. MASONRY OPENING	T.O.C. TOP OF CHIMNEY	
D.F. DOUGLAS FIR	M.D. MOUNTED	T.O.F. TOP OF FRAMING	
DIA. DIAMETER	MUL. MULLION	T.O.L. TOP OF LEDGER	
DIM. DIMENSION	N.I.C. NOT IN CONTRACT	T.O.P. TOP OF PLATE	
DN. DOWN	NO. NUMBER	T.O.P.L. TOP OF PLATE	
D.S. DOWN SPOUT	N.T.S. NOT TO SCALE	TYP. TYPICAL	
DWG. DRAWING	O.A. OVERALL	UNLESS OTHERWISE	
EA. EACH	OBS. OBSOLETE	NOTED	
EL. ELEVATION	O.C. ON CENTER	VERT. VERTICAL	
ELEV. ELEVATOR	O.D. OUTSIDE DIAMETER	VEST. VESTIBULE	
ELEC. ELECTRICAL	OFF. OFFICE	VERT. VERTICAL GRAIN	
EQ. EQUAL	OPNG. OPENING	W/ WITH	
EXH. EXHAUST	OPP. OPPOSITE	W/O WITHOUT	
EXP. EXPANSION	PL. PLATE	W.H. WATER HEATER	
EXT. EXTERIOR	PLAS. PLASTER	WD. WOOD	
EXIST. EXISTING	PLYWD. PLYWOOD	WOW. WINDOW	
F.F. FINISH FLOOR	PR. PAIR	W.W. WATER WEAVER	
FLASH. FLASHING	PRCST. PRECAST	WSCOT. WAINSCOT	
FLUOR. FLUORESCENT	P.T. PRESSURE TREATED	WT. WEIGHT	
FT. FOOTING	PTN. PARTITION	SYMB. SYMBOLS	
FTG. FOOTING	Q.T. QUARRY TILE	AT. ANGLE	
GAL. GALVANIZED	R.D. RADIUS	AT. ANGLE	
GL. GLASS	REIN. REINFORCE	AT. ANGLE	
GR. GRADE	REQ. REQUIRED	AT. ANGLE	
GYP. GYPSUM	RM. ROOM	AT. ANGLE	
H.B. HOSE BIBB		AT. ANGLE	

PROJECT TEAM		
<b>ARCHITECT:</b> RANDALL STOFFT ARCHITECTS 42 NORTH SWINTON AVE., SUITE 1 DELAWARE BEACH, FL 33444 561-242-0799 (7) CONTACT: DON DURANTE EMAIL: don@ststoff.com	<b>SURVEYOR:</b> AVIRON & ASSOCIATES, INC. 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FL 33432 561-392-2594 (7) CONTACT: JOHN T. DOOGAN EMAIL: john@avironsurvey.com	<b>CIVIL ENGINEER:</b> CAUFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 561-392-1881 (7) CONTACT: MATTHEW KAHN EMAIL: matthew@cwassoc.com
<b>LANDSCAPE ARCHITECT:</b> DESIGN STUDIO BOCA 2300 CORPORATE BLVD., SUITE 214 BOCA RATON, FL 33431 561-955-8823 (7) CONTACT: MARK JACOBSEN EMAIL: mark@dstboca.com		
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 EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.		

# CUSTOM RESIDENCE ADDITION



## CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

<p><b>ARCHITECT'S STATUS:</b></p> <p>A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.</p> <p><b>CODES:</b></p> <p>A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.</p> <p>THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19 EDITION), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-13/ASCE 5-13/TMS 402-16), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (ANSI/APA NDS-2018).</p> <p>B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNMENT CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.</p> <p><b>PERMITS:</b></p> <p>A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.</p> <p><b>JOB CONDITIONS:</b></p> <p>A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS, AND HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.</p> <p>B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS DO NOT SCALE DRAWINGS.</p> <p>C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND / OR AS AN ADDITION OR ALTERATIONS) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK WHEN COMPLETED WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.</p> <p>D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.</p> <p><b>WORK NECESSARY TO COMPLETE CONSTRUCTION:</b></p> <p>A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.C." (NOT IN CONTRACT).</p> <p><b>CLEAN UP / REPAIR:</b></p> <p>A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.</p> <p>B. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.</p> <p><b>CLIMATE &amp; GEOGRAPHIC DESIGN CRITERIA:</b></p> <p>A. PER 2023 FBC-RESIDENTIAL, TABLE R301.2(1), "SUBJECT TO DAMAGE FROM WEATHERING IS CLASSIFIED AS 'NEGLECTABLE', TERMITE DAMAGE IS CLASSIFIED AS 'VERY HEAVY'. SEE ADDITIONAL NOTES UNDER EARTHWORK.</p>	<p><b>EARTH WORK:</b></p> <p>A. PERFORM ALL EARTH WORK IN CONFORMANCE WITH THE FINAL SOILS. COMPACTION AND GEOLOGICAL REPORTS.</p> <p>B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.</p> <p>C. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES.</p> <p>D. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557) TO A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACES. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.</p> <p>E. FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487-69 (75) WITH LESS THAN 12% PASSING 200 SIEVE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED AS ABOVE.</p> <p>F. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816 OF THE FL. BUILDING CODE 2023.</p> <p><b>CONCRETE:</b></p> <p>A. GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI 318-19.</p> <p>B. PORTLAND CEMENT: ASTM C-150 TYPES I OR II, LOW ALKALI, SILT TESTED AND CERTIFIED. USE TYPE CEMENT FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.</p> <p>C. WATER: FROM DOMESTIC SOURCES. CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.</p> <p>D. AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.</p> <p>E. SAND: ASTM C-33 FOR SLABS ON GRADE.</p> <p>H. CONCRETE SHALL BE READY MIX &amp; HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS - EXCEPTION PILINGS SHALL BE 5,000 PSI. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318-19) THE ACI DETAILING MANUAL (ACI 318LATEST EDITION), AND THE SPECS. FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 308LATEST EDITION). CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE LAP ALL WITH A MINIMUM OF 6 INCHES U.N.O. ALL REINFORCING STEEL SHALL BE MANUF. FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS MINIMUM 48 DIA. U.N.O. ON DRAWINGS ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS U.N.O.</p> <p><b>REINFORCING STEEL:</b></p> <p>A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.</p> <p>B. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL:</p> <ul style="list-style-type: none"><li>"SLAB ON VAPOR BARRIER 2" (ELEVATED 1 1/2")</li><li>"BEAMS AND COLUMNS 1 1/2"</li><li>"FORMED CONCRETE BELOW GRADE 2"</li><li>"UNFORMED BELOW GRADE 3"</li><li>"FOOTING 3" CLEAR AT BOTTOM &amp; SIDES 2" CLEAR OF TOP</li><li>"WALLS 2" CLEAR OUTSIDE FACE, 1 1/2" CLEAR INSIDE</li><li>"SLABS 3/4" CLEAR AT TOP (INTERIOR), 1 1/2" CLEAR AT TOP (EXTERIOR)</li><li>"BEAMS 1 1/2" CLEAR TO STRIPS</li><li>"COLUMNS 1 1/2" CLEAR TO TIES</li></ul> <p>C. REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ACI-318 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.</p> <p>D. GENERAL BEAM NOTES:</p> <ol style="list-style-type: none"><li>1) SCHEDULE HOOKS OR STRIPS SHALL BE PLACED AT EACH END OF BEAM U.N.O.</li><li>2) BUNDLE ALL STR. BEAM TOP BARS IN PAIRS OVER SUPPORT W/ TOP BARS FROM ADJ. BEAMS.</li><li>3) ALL BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJ. STR. BEAM PER STANDARD ASTM BENDING DIAGRAM.</li><li>4) THE BEAM DEPTHS ARE MIN. AND MAY BE INCREASED (8" MAX.) TO FIT BLOCK WORK AND WINDOW AND DOOR HEADS.</li><li>5) DROP BOTTOM OF THE BEAMS, AS REQUIRED, AT WINDOW &amp; DOOR HEADS (28" MAX. BEAM DEPTH) &amp; ADD 2 #5 BOTTOM, IF DROP EXCEEDS 8" U.N.O. ON PLANS.</li><li>6) ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 7' MIN. INTO SUPPORT U.N.O.</li></ol>	<p><b>TRUSSES:</b></p> <p>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 TRUSS TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERING TRUSS DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO POURING OF FOUNDATION.</p> <p>B. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSS FABRICATOR TO PROVIDE PRE-FABRICATED HANGERS AS REQUIRED.</p> <p>C. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:</p> <p>D. DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD ROOF TRUSSES PER TPI 85; DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES PER PCT 60; HANDLING, INSTALLATION, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PER BWT 76, H&amp;B-91.</p> <p><b>CONCRETE UNIT MASONRY:</b></p> <p>A. THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY. STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH ACI 530-13/ASCE 5-13/TMS 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES. REFER TO STRUCTURAL PLANS.</p> <p>B. REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPICE IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING.</p> <p>C. FOUNDATION DOWELS: SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL TO 6 VERTICAL TO ALIGN WITH BLOCK CORE.</p> <p>D. CLEAN OUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF GROUTED CELLS. SEAL AFTER CLEANING AND INSPECTION.</p> <p>E. MASONRY UNITS SHALL BE ASTM C-90 TYPE II WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE Laid IN A FULL BED OF MORTAR IN RUNNING BOND U.N.O. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60.</p> <p>F. ALL MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM SPECIFICATION C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. NO TESTING FOR MORTAR STRENGTH IS REQUIRED FOR THIS PROJECT.</p> <p>G. GROUT SHALL BE A HIGH SLUMP MIX (21"1") IN ACCORDANCE WITH ASTM SPECIFICATION C-1078 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. NO TESTING FOR GROUT STRENGTH IS REQUIRED FOR THIS PROJECT.</p> <p>H. PROVIDE 9 GAUGE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE ONLY) AT EVERY SECOND COURSE FOR ALL EXTERIOR WALLS.</p> <p>I. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS MUST BE INSPECTED BY A QUALIFIED ENGINEER JUST PRIOR TO POURING OF THE FOUNDATION, 1ST &amp; 2ND FLOOR TIE BEAMS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "SPECIFICATION FOR THE MASONRY AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.</p> <p><b>STRUCTURAL STEEL:</b></p> <p>A. WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. LRFD 15TH EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.</p> <p>B. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISI CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36. ALL STEEL TUBING &amp; PIPE SHALL CONFORM TO ASTM SPECIFICATION A-500 GRADE B (Fy=48ksi). ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D11.1) TO PERFORM THE TYPE OF WORK REQUIRED. ALL STEEL WELDING ROOFS SHALL BE E70XX ELECTRODES.</p>	<p><b>ROUGH CARPENTRY:</b></p> <p>A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.</p> <p>B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.</p> <p>C. PROVIDE 4"x4" POSTS OR (2) 2"x4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.</p> <p>D. ALL SUB-SILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2"x4"s.</p> <p>E. DOUBLE 2"x4"s, SPIKED TOGETHER W/ 160'S @ 5' O.C. STAGGERED MAY BE USED IN LIEU OF 4"x4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.</p> <p>F. ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.</p> <p>G. BUILDING PAPER: FEDERAL SPECIFICATIONS UO-1-780. INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY 30 S.O.S TO FORM A WATERTIGHT MEMBRANE. EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM. WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.</p> <p>H. ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS, CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.</p> <p>I. ROOF SHEATHING: 1932" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR, GLUE C-0 GRADE, 4 PLY, INDES 24/0, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.</p> <p>J. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED. NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR, ALL HANGERS AND ANCHORS SHALL BE GALVANIZED.</p> <p>K. DRAFT-STOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1,000 SIF. IN ATTICS FOR AREAS OVER 3,000 SIF.</p> <p>L. FIRE-BLOCKING: INSTALL IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOTTOM) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.</p> <p><b>SHOP DRAWINGS:</b></p> <p>A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS, ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.</p> <p>B. CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS.</p> <p>C. WINDOW AND DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS.</p> <p><b>SECTION AND DETAILS</b></p> <p>ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE U.N.O.</p> <p><b>PLUMBING FIXTURES:</b></p> <p>A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION.</p> <p><b>THERMAL MOISTURE PROTECTION:</b></p> <p>A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FBC 2023 ENERGY CONSERVATION CODE. PRESCRIPTIVE REQUIREMENTS INCLUDE: MINIMUM OF R-30 CLO INSUL. IN CLIMATE ZONE 1, R-38 CLO INSUL. IN CLIMATE ZONE 2. MASONRY WALLS A MINIMUM OF R-4 IN CLIMATE ZONE 1, R-6 IN CLIMATE ZONE 2. FRAME WALLS A MINIMUM OF R-13 IN BOTH CLIMATE ZONE 1 &amp; 2. VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FBC ENERGY CONSERVATION ENERGY CALCULATIONS AS SUBMITTED.</p> <p>B. ROOF/TILE TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/ENGINEER. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA BUILDING CODE 2023. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A ROOFERS WRITTEN GUARANTEE COVERING WORKMANSHIP MATERIAL, MANUFACTURERS GUARANTEE FOR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER WITHIN WARRANTY PERIOD.</p>	<p><b>TIMBER</b></p> <p>A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:</p> <p>"F8 = 1,150 PSI (Fv = 86 PSI) E = 1,600,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.</p> <p>B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:</p> <p>AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL, NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS, NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.</p> <p>C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.</p> <p>D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH AND PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS 20-84.</p> <p>E. PLYWOOD: PRODUCT STANDARD PS-173 AND RULES FOR DFPA GRADE. TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.</p> <p>F. MARKING: WOOD AND LUMBER SHALL BE MARKED WITH ITS GRADE AND PLYWOOD WITH ITS GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.</p> <p>G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP 1 STANDARD (C-0) EXT-DPPA, (C-0) EXT-DPPA, STRUCTURAL (C-0) EXT-DPPA OR STRUCTURAL I (C-0) EXT-DPPA.</p> <p><b>DOORS AND WINDOWS:</b></p> <p>A. PER FBC 406.3.2.1 DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING TO BE SOLID CORE NOT LESS THAN 1 1/2" THICK OR BE IN COMPLIANCE WITH FBC 716.5.3 WITH A FIRE PROTECTION RATING NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF CLOSING AND SELF LATCHING.</p> <p>B. DOORS CONTAINING GLAZING MATERIAL, NOT GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 150 FOOT-POUND IMPACT TEST.</p> <p>C. DOORS, BATH &amp; SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II AND SHALL BE CAPABLE OF WITHSTANDING A 400 FOOT-POUND IMPACT TEST.</p> <p>D. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR IN WALLS SURROUNDING TUB &amp; SHOWER ENCLOSURES SHALL BE SAFETY GLAZED FOR CATEGORY II GLAZING PRODUCTS.</p> <p>E. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.</p> <p>F. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS 20" WIDE, 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR (MAX).</p> <p>G. WINDOW UNITS SHALL DISP. LABELS SHOWING COMPLIANCE WITH THE FL ENERGY CODE.</p> <p>H. ALL NEW SINGLE-FAMILY HOUSES, DUPLEXES, TRI-PLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM LOCATED WITH MAX. POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DOOR THAT HAS A MIN. 28" CLEAR OPENING.</p>
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## DESIGN PARAMETERS

<b>CODE EDITIONS:</b>	WIND LOADS AS PER FBC 2023 FLORIDA BUILDING CODE, 8TH EDITION AND ASCE 7-22
2023 FLORIDA BUILDING CODE - RESIDENTIAL, 8TH EDITION NATIONAL ELECTRICAL CODE (NEC) 2023	ALL EXTERIOR OPENINGS TO BE IMPACT RESISTANT PRODUCTS/ CONSTRUCTION
<b>BUILDING CLASSIFICATION:</b>	
2023 FLORIDA BUILDING CODE - BUILDING, 8TH EDITION CHAPTER 3, GROUP R-3 OCCUPANCY ONE-STORY, DETACHED RESIDENTIAL GARAGE STRUCTURE	
<b>CONSTRUCTION TYPE:</b>	
2023 FLORIDA BUILDING CODE - BUILDING, 8TH EDITION CHAPTER 6, TABLE 601 V-B	
<b>TABLE 504.3: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:</b> 40'-0", NON-SPRINKLED	<b>THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-19), AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) LRFD 15th EDITION, BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (TMS402-16/ACI 530/ASCE 5 &amp; TMS602, ACI530.1/ASCE 8), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (AF&amp;PA NDS-2018, ASD). SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DESIGN PARAMETERS.</b>
<b>TABLE 504.4: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:</b> 3-STORIES, NON-SPRINKLED	
<b>TABLE 506.2: ALLOWABLE AREA FACTOR:</b> UNLIMITED S.F., NON-SPRINKLED & SPRINKLED	

## DRAWING INDEX

TOWN D.O.A. SUBMITTAL	06/24/25	07/14/25	08/14/25	09/05/25
PLAN REVIEW COMMENTS				
PLAN REVIEW COMMENTS				
PLAN REVIEW COMMENTS				

SURVEY	
1	BOUNDARY SURVEY
CIVIL	
1	PAVING, GRADING & DRAINAGE PLAN
2	PAVING, GRADING & DRAINAGE DETAILS
3	EROSION CONTROL PLAN, NOTES & DETAILS

LANDSCAPE	
L-0	GARAGE LEVEL LANDSCAPE PLAN
L-1	GARAGE LEVEL LANDSCAPE PLAN
L-2	PLANT LIST & DETAILS
L-3	SPECIFICATIONS
L-4	SPECIFICATIONS
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION TABLE
ARCHITECTURAL	
A000	COVER SHEET
A101	OVERALL SITE PLAN & NOTES
A102	ENLARGED SITE PLAN
A201	GARAGE LEVEL PLAN
A202	PICKLEBALL COURT LEVEL PLAN
A301	FRONT (WEST) & RIGHT (SOUTH) ELEVATIONS
A302	REAR (EAST) & LEFT (NORTH) ELEVATIONS
A303	BUILDING SECTION A-A
A401	EXISTING LANDSCAPE CONDITIONS

## SCOPE OF WORK NOTES

PROPOSED SCOPE OF WORK UNDER THIS PERMIT SUBMITTAL SHALL CONSIST OF THE FOLLOWING:

### SITE WORK:

1. NEW DETACHED 1-STORY CONCRETE MASONRY UNIT MULTI-CAR GARAGE STRUCTURE WITH PICKLEBALL COURT & SCREEN FENCING CONSTRUCTED ON TOP FLAT ROOF OF GARAGE STRUCTURE.
2. NEW CONCRETE STAIRCASE DOWN FROM EXISTING PAVED PARKING AREA TO NEW MULTI-CAR GARAGE STRUCTURE.
3. NEW PAVEMENT DRIVEWAY TO MATCH EXISTING.
4. NEW LANDSCAPING ADDED TO EXISTING LANDSCAPING.

## RESIDENTIAL POOL CODE INFORMATION

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

1. OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH R4501.17.1.1 THROUGH R4501.17.1.1.4.
2. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4501.17.1.1.3.
3. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL ARE TO BE SELF CLOSING AND SELF LATCHING. WATCH MECHANISM SHALL BE MOUNTED AT 4" A.F.F. (MIN).
4. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

## ALTERATION LEVEL NOTES

THE SCOPE OF WORK FOR THIS PROJECT UNDER THE 2023 FLORIDA BUILDING CODE-EXISTING BUILDING, IS AN ALTERATION LEVEL 2 AS DEFINED IN CHAPTER 6, SECTION 603.1 & 603.2 AND MUST BE IN TOTAL COMPLIANCE AS OUTLINED BELOW.

- ALL WORK SHALL CONFORM TO THE 2023 EDITION OF THE FLORIDA BUILDING CODE AND CONFORM TO EXISTING BUILDINGS' CHAPTER 4 - REPAIRS.
- ADDITIONALLY, ALL WORK SHALL CONFORM TO THE PROVISIONS IN CHAPTER 7 & CHAPTER 8 FOR LEVELS 1 & 2 ALTERATIONS, RESPECTIVELY, AS WELL AS ANY AND ALL APPLICABLE FEDERAL AND LOCAL BUILDING CODES.

CUSTOM RESIDENCE ADDITION  
2455 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA

RANDALL STOFFT  
ARCHITECTS  
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S-Florida, C=US  
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A000



**LAND DESCRIPTION:**  
THE SOUTH 50 FEET OF LOT 11 AND ALL OF LOT 12, OF PLAT OF BYRD BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 1, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SAID LANDS SITUATE IN THE TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 78,837.35 SQUARE FEET (1.81 ACRES) MORE OR LESS.

**FLOOD ZONE:**  
X - FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12099C0987G, COMMUNITY NUMBER 125111 AND (FIRM) NUMBER 12099C0991G, COMMUNITY NUMBER 120192, DATED 12.20.24.

**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 ME 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, IF APPLICABLE, UNDER SEPARATE PERMIT SUBMITTAL (BY OTHERS).

ZONING RE		
TOWN OF HIGHLAND BEACH		
SEC. 30-64, PROPERTY DEVELOPMENT REGULATIONS, TABLE 30-2		
	REQUIRED	PROPOSED
MAXIMUM DENSITY	1.45 UNITS / ACRE	1.0 UNIT
MINIMUM LOT AREA	30,000 SF. MIN. PER UNIT	78,837 SF. EXIST.
MINIMUM LOT WIDTH	80 FT.	150.61 FT.
MINIMUM FRONT SETBACK	25 FT. MIN.	25 FT.
MINIMUM SIDE SETBACK	12 FT. MIN.	12 FT.
MINIMUM REAR SETBACK	20 FT. MIN.	20 FT.
MAXIMUM LOT COVERAGE	NONE	N/A
MAXIMUM BUILDING HEIGHT	35 FT. MAX.	28'-10"
MAXIMUM BUILDING WIDTH	NONE	N/A
MAXIMUM BUILDING LENGTH	NONE	N/A
FLOOD ZONE		X
FINISH FLOOR ELEV.		7.40' NAVD
FUTURE LAND USE		RESIDENTIAL SINGLE FAMILY



**2 VICINITY MAP**  
NOT TO SCALE

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**SEP 23 2025**

**HIGHLAND BEACH  
BUILDING DEPARTMENT**

**TOWN D.O.A. SUBMITTAL 06-24-2**

TOWN D.O.A. SUBMITTAL	DWD	06.24.25
PLAN REVIEW COMMENTS	DWD	07.14.25
PLAN REVIEW COMMENTS	DWD	08.14.25
PLAN REVIEW COMMENTS	DWD	09.05.25

**CUSTOM RESIDENCE ADDITION**  
2455 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA

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**A101**



(B.M. EL.=4.03', NAVD 1988)

ADJACENT ZONING: RS  
FUTURE LAND USE: RESIDENTIAL SINGLE-FAMILY

STATE ROAD A-1-1-A  
(SOUTH OCEAN BOULEVARD)  
(100' PUBLIC R/W)

ZONE AE (EL 7)  
ZONEX

ASPHALT PAVEMENT

EX. RM EL.=4.15'  
(NAVD 1988) (TR)

150.45'(P)  
150.61'(C)  
N03°58'56"E

WALL CORNER  
0.7' N. & 2.9' E.

S89°30'36"W  
50.15'

WALL CORNER  
0.7' N. & 2.9' E.  
N 762675.136  
E 962636.682  
5/8" I.R.  
W/CAD R 3300

SCOPE OF  
WORK AREA

ADJACENT ZONING: RE  
FUTURE LAND USE: RESIDENTIAL SINGLE-FAMILY

S89°30'36"W

SOUTH LINE OF LOT 12 (BEARING BASE)

ADJACENT ZONING: RE  
FUTURE LAND USE: RESIDENTIAL SINGLE-FAMILY

N89°30'36"E

ENLARGED SITE PLAN

1/8"=1'-0"

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2455 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA

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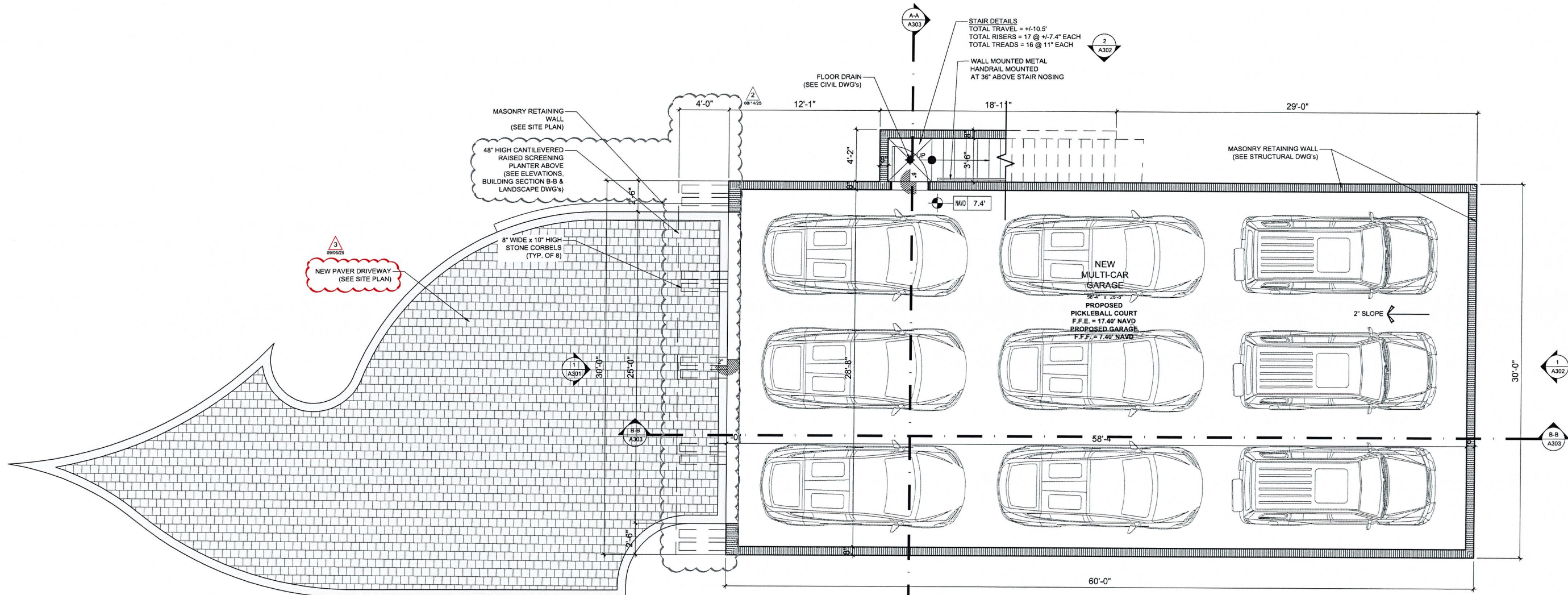


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A201



1 FLOOR PLAN - GARAGE LEVEL  
1/4"=1'-0"

EXISTING AREA TABULATION	
A/C (MAIN HOUSE) SF	13,996 SF
NON-A/C (MAIN HOUSE) SF	9,629 SF
TOTAL (MAIN HOUSE)	23,625 SF

PROPOSED AREA TABULATION	
A/C (MAIN HOUSE) SF	13,996 SF
NON-A/C (MAIN HOUSE) SF	9,629 SF
MULTI-CAR GARAGE (ADDITION) SF	1,800 SF
PICKLEBALL COURT (ADDITION) SF	1,800 SF
STAIRCASE (ADDITION) SF	75 SF
TOTAL (MAIN HOUSE + ADDITION)	27,300 SF



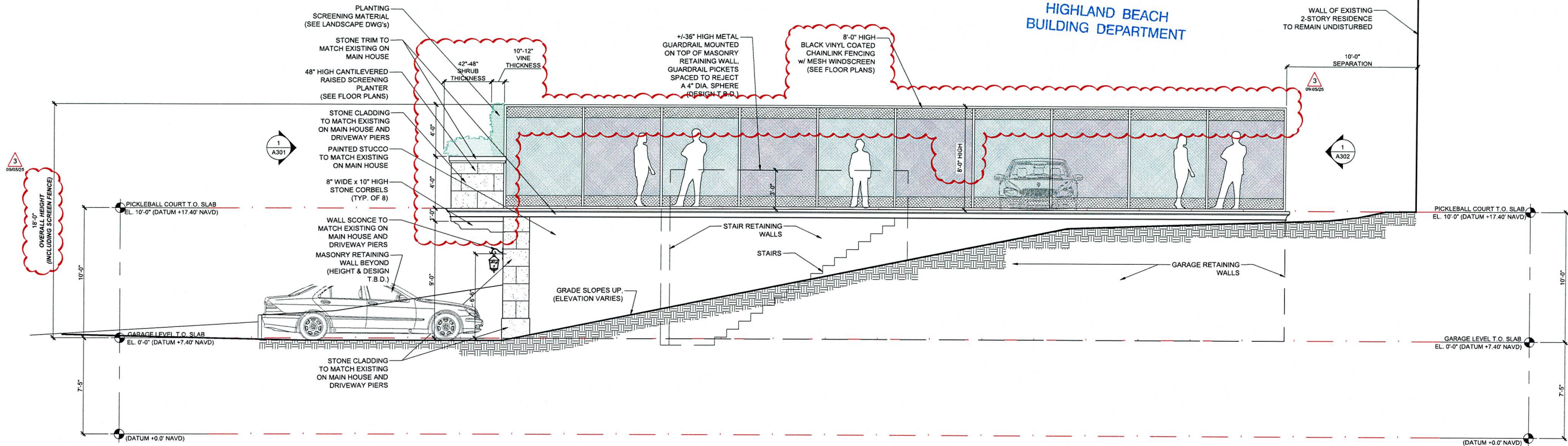




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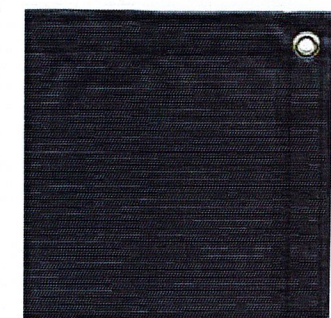
**PICKLEBALL COURT WIND SCREEN DETAIL**  
(SEE DETAIL ON SHEET A303)

PRODUCT:  
DOUGLAS VCP MAX WINDSCREEN

MANUFACTURER:  
NATIONAL SPORTS PRODUCTS  
(OR APPROVED EQUAL)

**PRODUCT DETAILS:**

- VINYL COATED POLYESTER FABRIC
- 85% WINDBREAK
- 90%-95% OPACITY
- COLOR: BLACK
- INSTALL PER MANUFACTURER'S SPECIFICATIONS



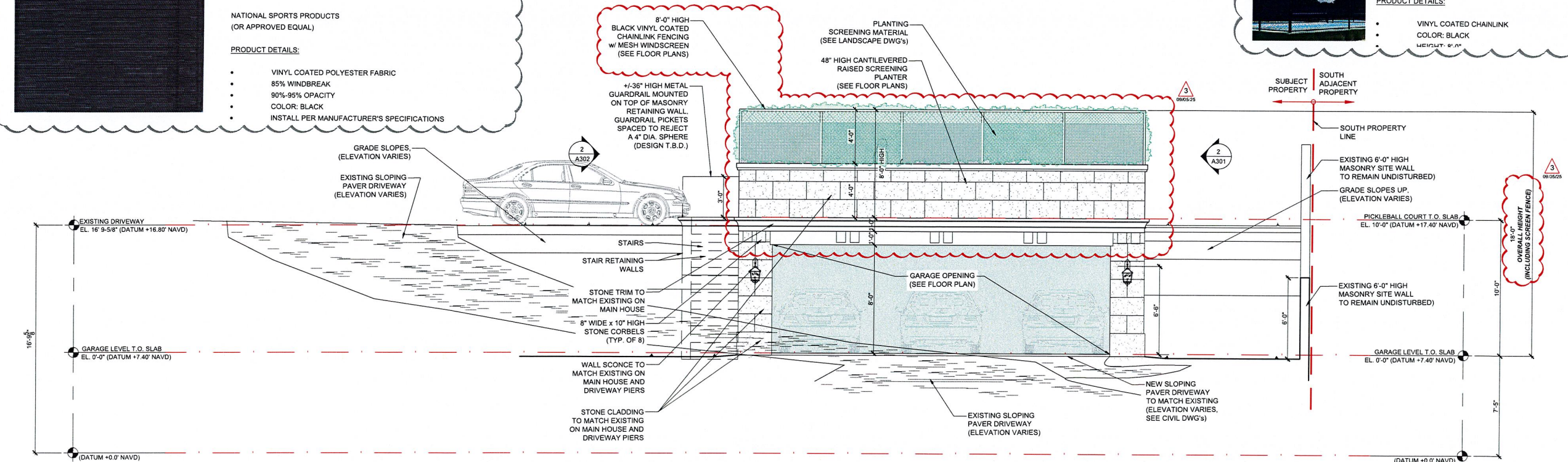
**2 RIGHT (SOUTH) ELEVATION**  
1/4"=1'-0"



**PICKLEBALL COURT FENCING**  
(SEE DETAIL ON SHEET A303)

**PRODUCT DETAILS:**

- VINYL COATED CHAINLINK
- COLOR: BLACK
- WEIGHT: 6" X 1"



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

TOWN D.O.A. SUBMITTAL 06-24-21

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A301



HIGHLAND BEACH  
BUILDING DEPARTMENT



CUSTOM RESIDENCE ADDITION  
2455 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA



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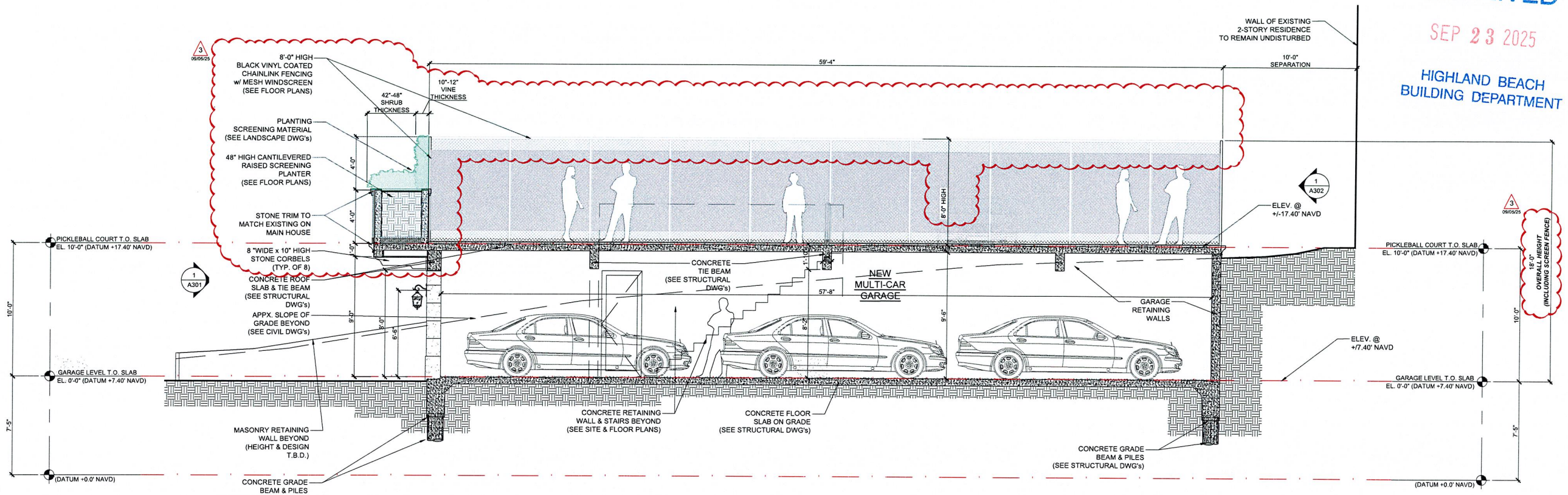
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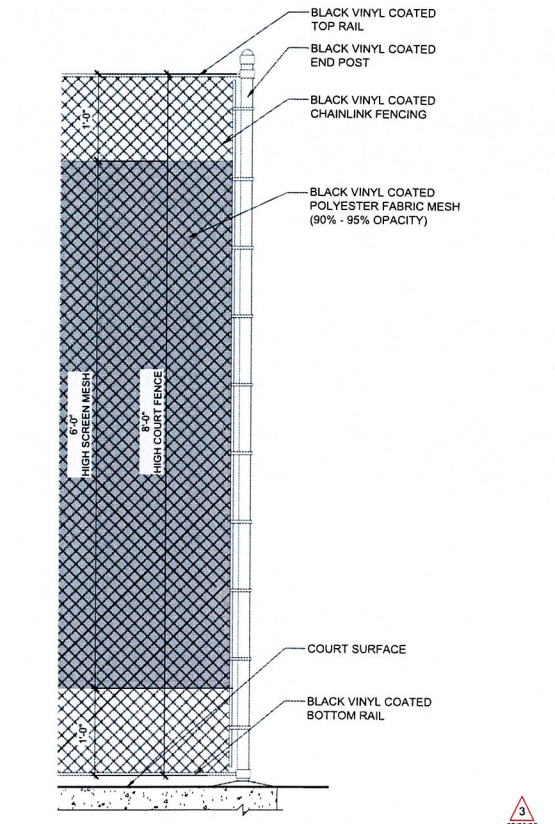
A302



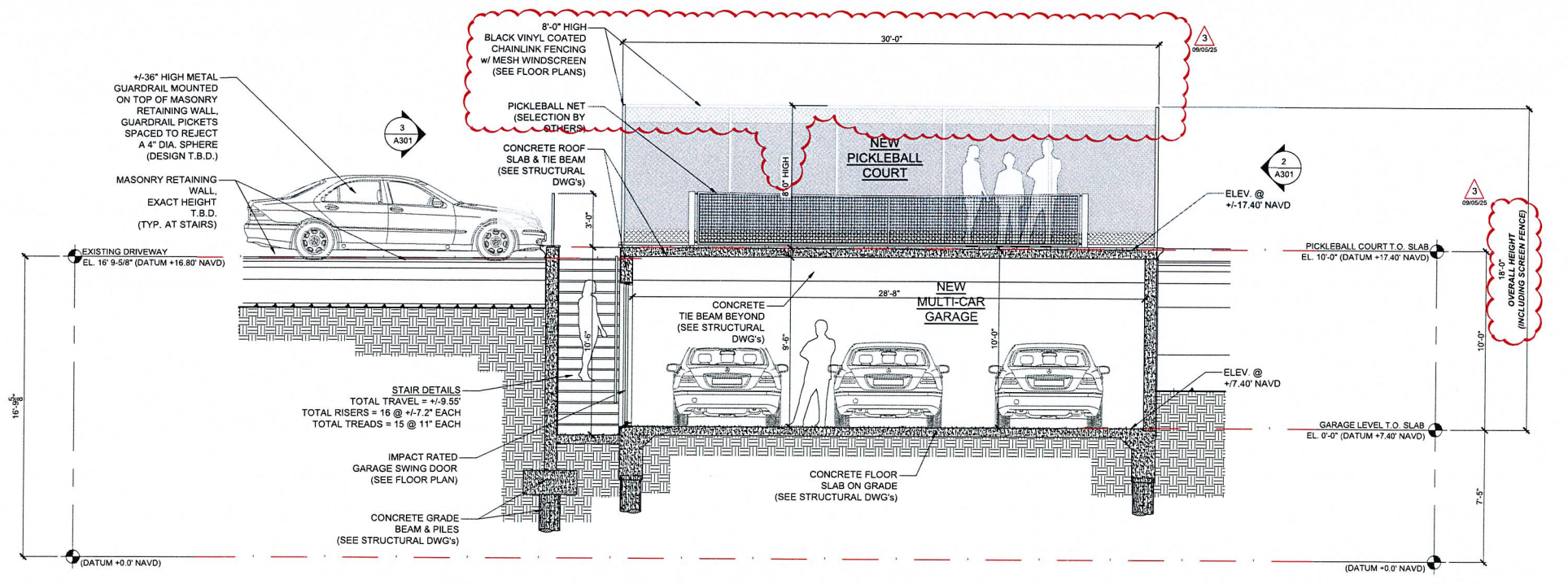
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BUILDING SECTION B-B  
1/4"=1'-0"



TYP. COURT FENCING DETAIL  
1"=1'-0"



BUILDING SECTION A-A  
1/4"=1'-0"

TOWN D.O.A. SUBMITTAL 06-24-21

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HIGHLAND BEACH, FLORIDA

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c=US, o=Randall E. Stofft  
ARCHITECTS, P.A.,  
u=Delray Beach,  
s=Florida, c=US  
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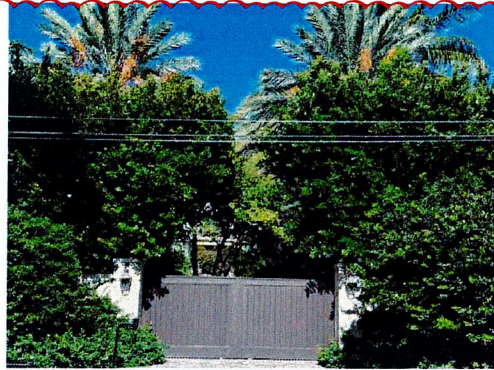
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A303





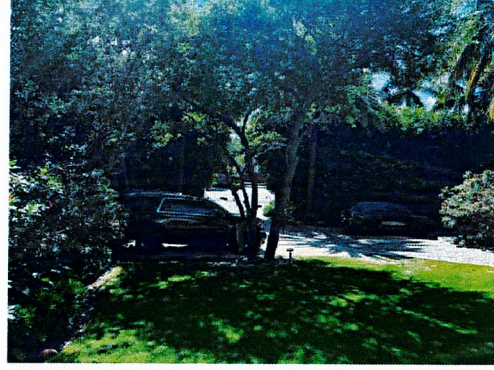
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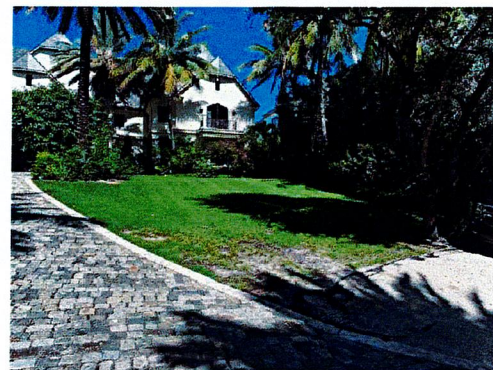
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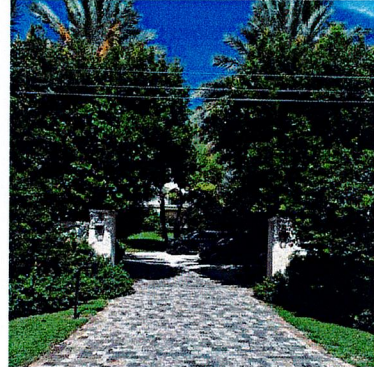
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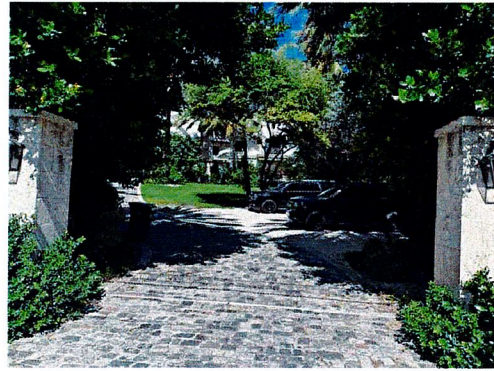
VIEW #3



VIEW #1



VIEW #10



VIEW #8



VIEW #6



VIEW #4

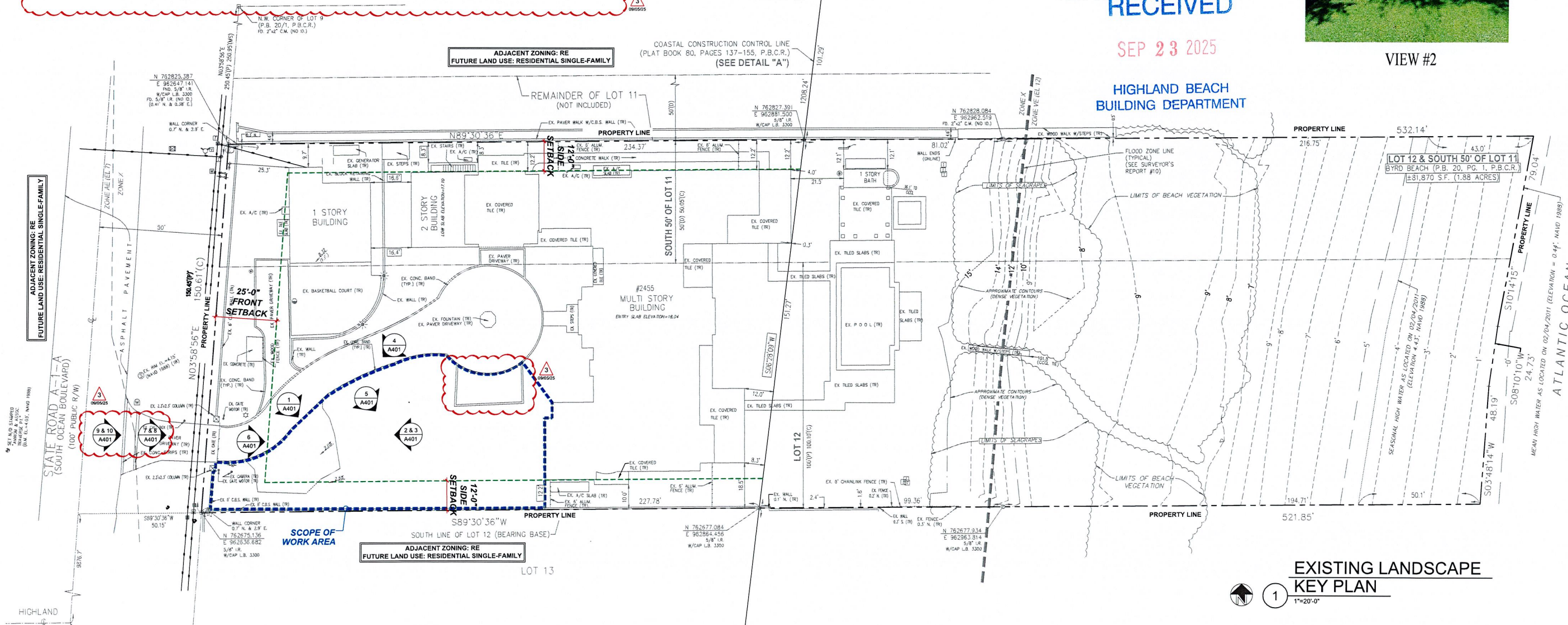


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HIGHLAND BEACH  
BUILDING DEPARTMENT



EXISTING LANDSCAPE  
KEY PLAN



TOWN D.O.A. SUBMITTAL 06-24-2

TOWN D.O.A. SUBMITTAL	DWD	06.24.25
PLAN REVIEW COMMENTS	DWD	07.14.25
PLAN REVIEW COMMENTS	DWD	08.14.25
PLAN REVIEW COMMENTS	DWD	09.05.25

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**2455 SOUTH OCEAN RESIDENCE**  
2455 SOUTH OCEAN BLVD., HIGHLAND BEACH, FL

**SITE AREA DIAGRAM**

REVISIONS:

09-05-25 Zoning Comments

JUNE 3, 2025

DATE

M.F.

DRAWN BY:

M.J.

APPROVED BY:

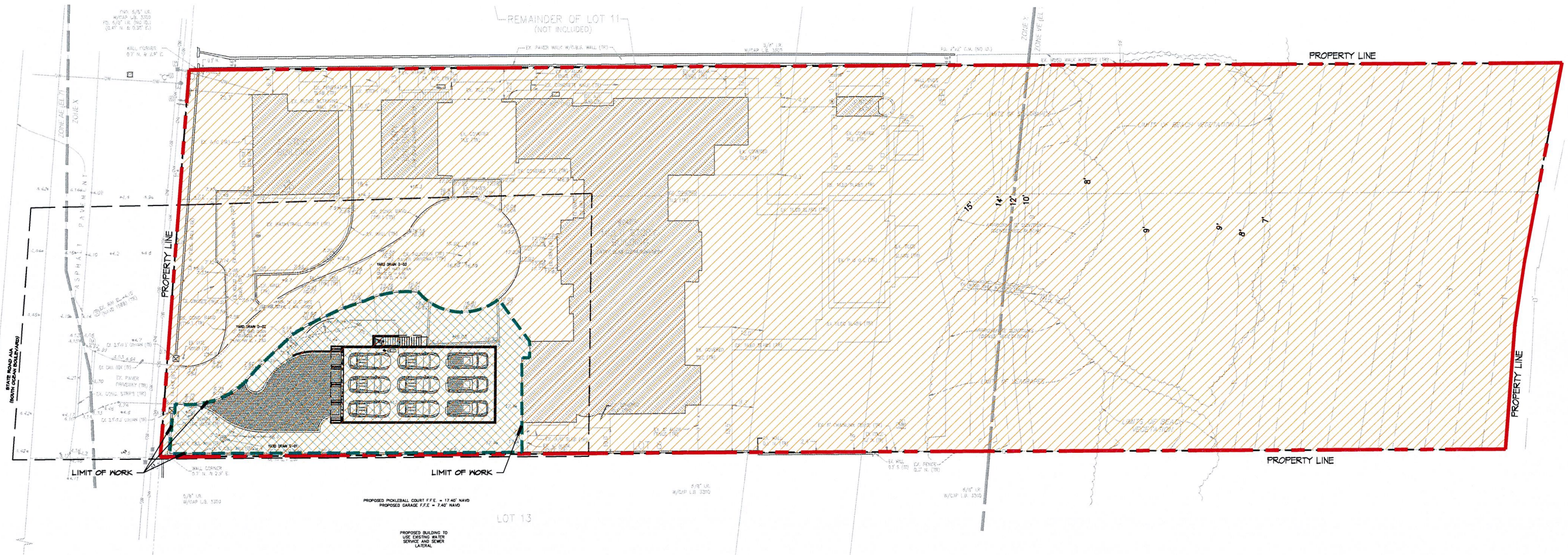
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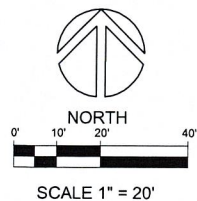
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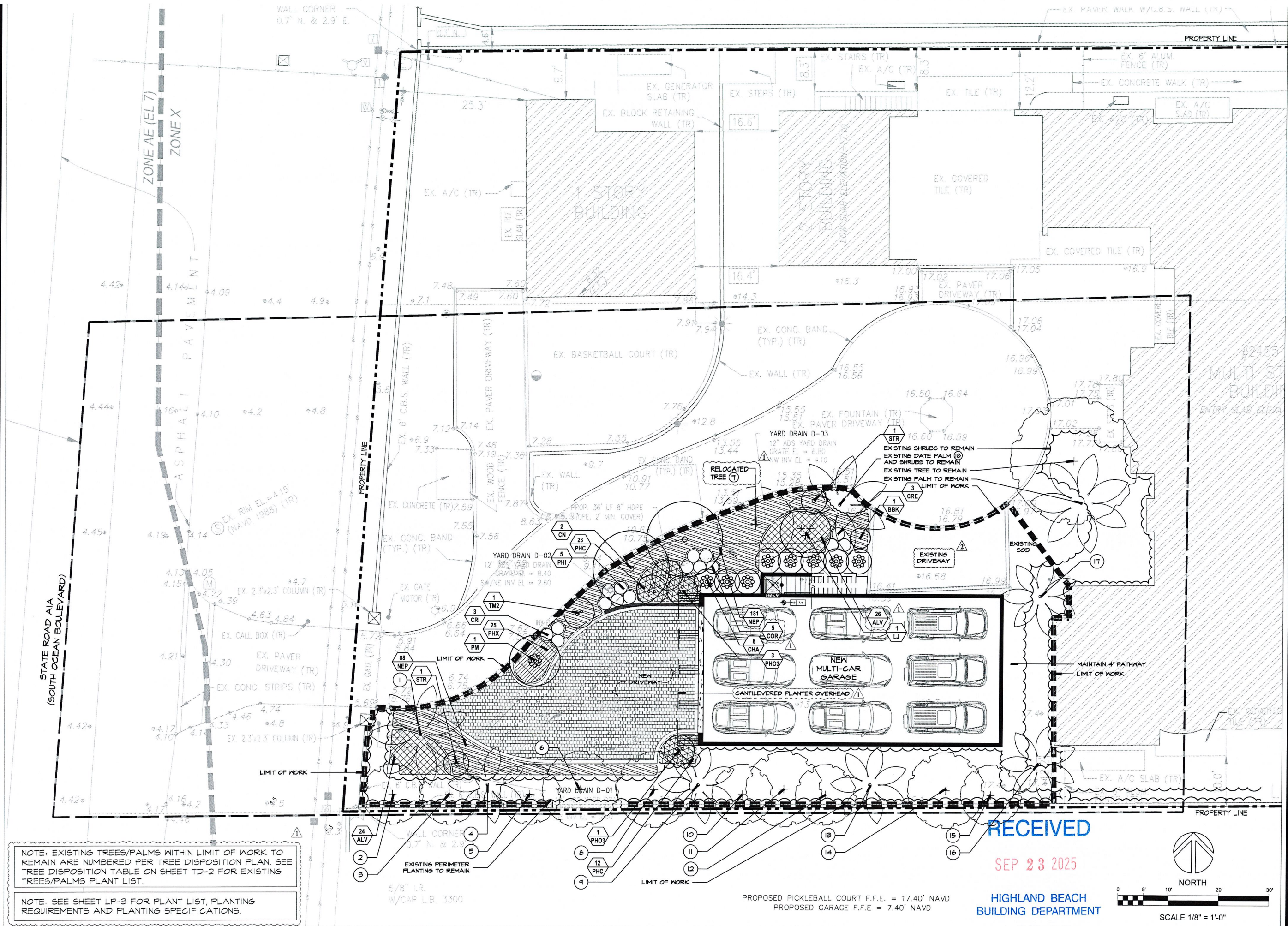
HIGHLAND BEACH  
BUILDING DEPARTMENT



KEY	
	TOTAL SITE AREA: 78,897.95 SQ. FT. / 1.80 ACRES 20% OF TOTAL SITE AREA: 15,767.47
	LIMIT OF WORK AREA: 6,308.34 SQ. FT. (8% OF TOTAL SITE AREA)







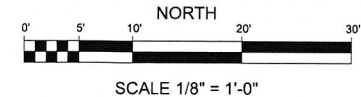
NOTE: EXISTING TREES/PALMS WITHIN LIMIT OF WORK TO REMAIN ARE NUMBERED PER TREE DISPOSITION PLAN. SEE TREE DISPOSITION TABLE ON SHEET TD-2 FOR EXISTING TREES/PALMS PLANT LIST.

NOTE: SEE SHEET LP-3 FOR PLANT LIST, PLANTING REQUIREMENTS AND PLANTING SPECIFICATIONS.

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SEP 23 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT



landscape architects  
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**2455 SOUTH OCEAN RESIDENCE**  
**2455 SOUTH OCEAN BLVD., HIGHLAND BEACH, FL**  
**GARAGE LEVEL PLANTING PLAN**

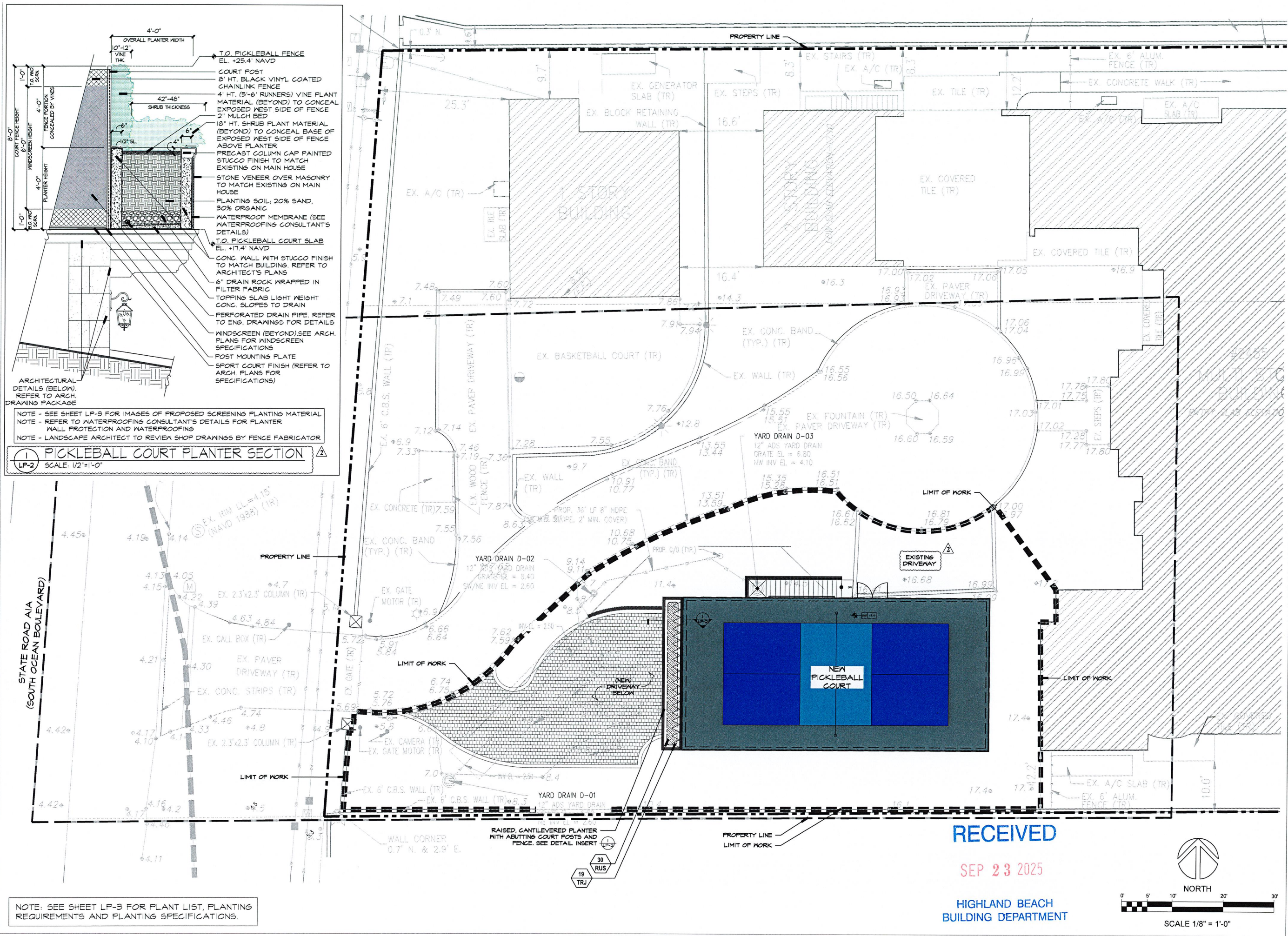
REVISIONS:	
1	08-13-25 Zoning Comments
2	09-05-25 Zoning Comments

JUNE 3, 2025  
DATE  
M.S.  
DRAWN BY:  
M.J.  
APPROVED BY:

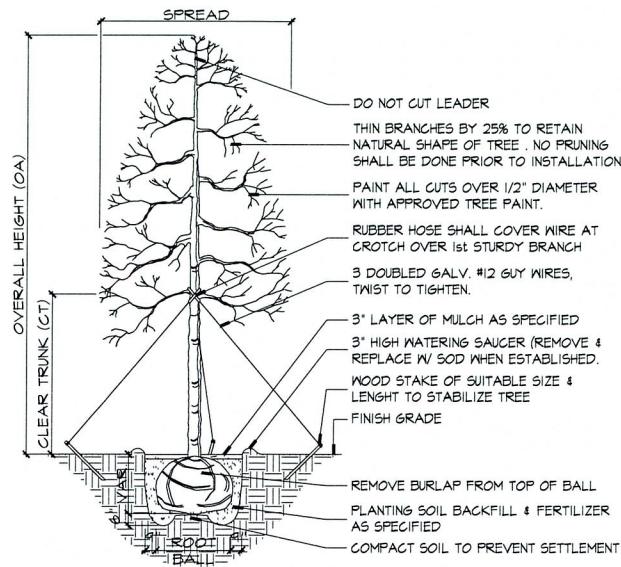
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LP-1

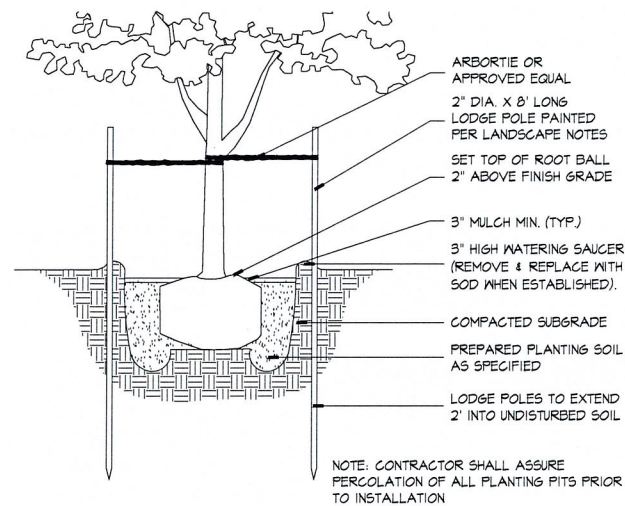




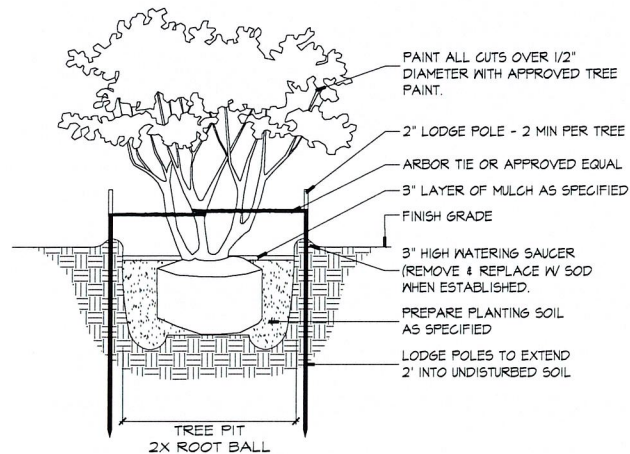




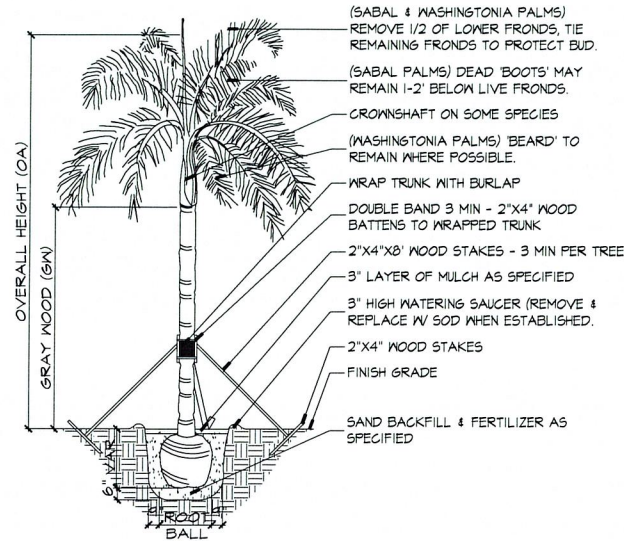
TYPICAL TREE PLANTING DETAIL



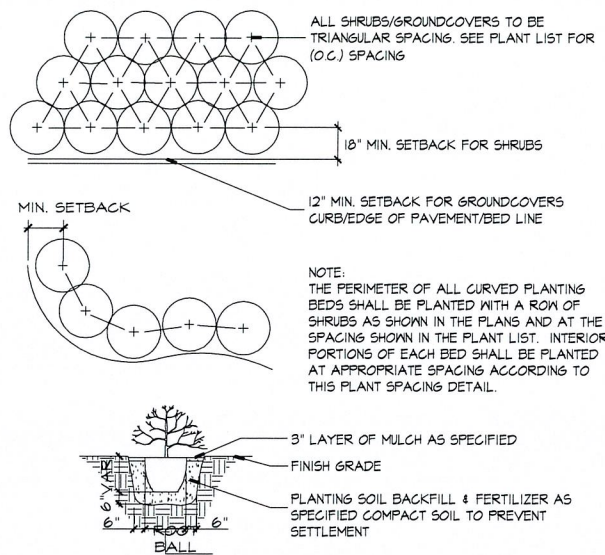
SMALL TREE PLANTING DETAIL



MULTI TRUNK TREE PLANTING DETAIL

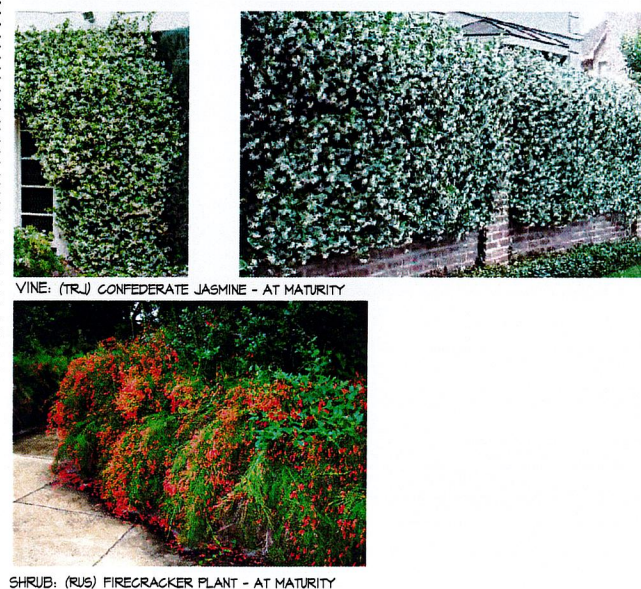


TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PICKLEBALL COURT PLANTER PROPOSED PLANTING MATERIAL:



SHRUB: (RUS) FIRECRACKER PLANT - AT MATURITY

PLANT LIST

TREES AND PALMS

KEY	QTY. TOTAL	LP-1	LP-2	BOTANICAL/COMMON NAME	CAL/ DBH	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
CN	2	2	-	COCOS NUCIFERA 'GREEN MALAY' GREEN MALAYAN COCONUT PALM		15' OF WOOD				FULL HEADS		HIGH
LJ	1	1	-	LIGUSTRUM JAPONICUM WAX PRIVET	2" EA.	8-9'	7-8'			FULL CANOPY MULTI-TRUNK		HIGH
PM	1	1	-	PTYCHOSPERMA MACARTHURII MACARTHUR PALM		20-24'				FULL HEADS MULTI-TRUNK		MODERATE
TM2	1	1	-	THRINAX MORRISII 'DOUBLE' KEY THATCH PALM		6' O.A.				DOUBLE HEADS FULL HEADS	X	HIGH

SHRUBS AND GROUNDCOVER

KEY	QTY. TOTAL	LP-1	LP-1	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
ALV	50	50	-	ALPINIA Z. 'VARIEGATA' VARIEGATED SHELL GINGER	30"	30"			FULL CLUMP 7 GAL.		MODERATE
BBK	1	1	-	BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA	5-6'	2-3'			TREE STANDARD PURPLE		HIGH
CHA	8	8	-	CHAMAEDOREA CATARACTARUM CAT PALM	5'	4'	FULL TO BASE		MULTI-STEM, FULL		MODERATE
COR	5	5	-	CORDYLINE FRUTICOSA TI PLANT	24"	18"	FULL TO BASE		MULTI 7 GAL.		MODERATE
CRE	3	3	-	CRINUM AUGUSTUM 'QUEEN EMMA' CRINUM LILY 'QUEEN EMMA'	30"	30"			FULL CLUMP		MODERATE
CRI	3	3	-	CRINUM ASIATICUM CRINUM LILY	30"	30"			FULL CLUMP		MODERATE
NEP	269	269	-	NEPHROLEPIS EXALTATA BOSTON FERN	16"	16"		18" O.C.	FULL CONT.	X	MODERATE
PHC	35	35	-	PHILODENDRON 'ROJO CONGO' ROJO CONGO	24"	24"		2' O.C.	FULL CLUMP 7 GAL.		MODERATE
PHI	5	5	-	PHILODENDRON SELLOUM SPLIT-LEAF PHILODENDRON	36"	36"			FULL CLUMP		MODERATE
PHO3	4	4	-	PHOENIX ROEBELLINI 'TRIPLE' PYGMY DATE PALM		5-6'	3-5' OF WOOD		TRIPLE TRUNK, FULL HEADS		MODERATE
PHX	25	25	-	PHILODENDRON 'XANADU' DWARF PHILODENDRON	16-18"	16-18"		18" O.C.	FULL CLUMP 7 GAL.		MODERATE
RUS	30	-	30	RUSSELLIA Equisetiformis FIRECRACKER	18"	18"		18" O.C.	FULL CONT.		HIGH
STR	2	2	-	STRELITZIA REGINAE ORANGE BIRD OF PARADISE	4'	4'			FULL CLUMP 15 GAL.		HIGH
TRJ	19	-	19	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	5-6' LONG RUNNERS			18" O.C.	SUPPORT 15 GAL.		MODERATE

MISCELLANEOUS

- Sod to be St. Augustine sod. Accept where other type of sod is specified.
- Planting soil - 1/2 cu. yd. per tree and 4" depth at all hedges and mass planting beds.
- Sand - Palms to be planted in clean sand; 1/2 cu. yd. per palm.
- Mulch - 3" depth of shredded "dark brown" hybrid mulch B grade or better at all hedges and mass planting beds.

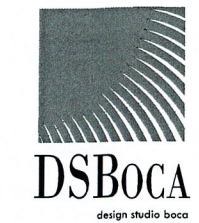
GENERAL NOTES

- All ground mounted valves and equipment shall be screened with plant material.
- All sod to be Stenotaphrum secundatum 'Flor-tam', St. Augustine solid sod.
- Any pervious area to remain that is disturbed by construction and not indicated on landscape plans to have shrubs or groundcovers shall be sodded.
- All plant materials shall conform to Florida No.1 or better, and follow the standards and inspection procedures, as stated in "Florida Grades and Standards for Nursery Plants", Latest Edition: July 2022, State of Florida Department of Agriculture, Tallahassee.
- All trees shall be properly guyed and staked at the time of planting to ensure proper establishment, by using Wellington tape/rope/twine with burlap as padding and to avoid damage of using wire or rubber hose pieces.
- The planting soil for all planting areas shall be composed of a 70:30 mix for sand and loam with up to 10% organic matter. The minimum soil depth shall be four inches in all hedges and mass planting beds and 1/2 cu. yd. per tree. Palms to be planted in clean sand.
- Three inches minimum of shredded "dark brown" hybrid mulch shall be installed around each tree and palm and throughout mass planting beds, the use of Cypress mulch is strongly discouraged.
- Irrigation system to provide 100% coverage to landscaped areas with 50% overlap. Irrigation to be an automatic system with a rain gauge/moisture sensor shut-off.
- For trees designated for preservation, protective barriers shall be in place prior to the start of any construction and shall remain in place until development is completed and the Planning and Zoning Division has authorized their removal.
- The relocation of any tree and necessary tree pruning must conform to ANSI A-300 Standards for Maintenance of Trees and Woody Plants, as well as the per the current UF-IFAS and ISA specifications and standards.
- In case of discrepancies, planting plan takes precedence over plant list.
- Landscape contractor is responsible for his own quantity take-offs.

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HIGHLAND BEACH BUILDING DEPARTMENT



landscape architects and planners

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PLANT LIST AND PLANTING DETAILS

REVISIONS:
08-13-25 Zoning Comments
09-05-25 Zoning Comments

JUNE 3, 2025  
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APPROVED BY:

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LP-3



GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

- A. All plant materials shall be nursery grown unless otherwise noted.
- **Spread (or Spr.):** Indicates average spread to midpoint of current season's growth.
  - **Height (or O.A.):** Indicates overall height from top of ball to midpoint of current season's growth.
  - **C.T.:** Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams).
  - **Meter of Wood (or Meter of Hard Grey Wood):** Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green'boots". (See Palm Planting Diagram)
- B. **Quantities:**  
All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.
- C. **Quality and Sizes:**  
Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.L) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect. Requirements for measurements, branching, grading, quality, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.
- D. **Substitutions:**  
Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. 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 approval of the Owner.
- E. **Protection of Plants:**

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. 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 plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:

All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:

Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:

Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple banded and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:

Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

B. Materials:

- A. **Commercial Fertilizer:** Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.

Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

- B. **Peat:** Peat shall be 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.
- C. **Planting Soil:** Planting soil for all plantings shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.
- D. **Mulch:** Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.
- E. **Drainage Stone (when applicable):** Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - 1/4"-1/2" in diameter - as required in the bottom of raised planters.
- F. **Filter Fabric (when applicable):** Filter fabric, as required between gravel and soil in planters to be Densit "Filter-fabric" (800)888-4664 or equal.

4. Planting Operations:

- A. **Soil Preparation:**  
All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.

- B. **LAYOUT:**  
Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.

- C. **Excavation for Planting:**  
Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

- D. **Balled and Burlapped Plants:**  
After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.

- E. **Container Grown Plants:**  
Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

- F. **Pit Sizes:**  
Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.  
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.  
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)  
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

- G. **Backfilling:**  
When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

- H. **Setting Trees and Shrubs:**  
Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

- I. **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 waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

- J. **Pruning - New Plant Material:**  
Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs."Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

- K. **Guying Trees:**  
(See "Typical Tree Planting Diagram" included herein.) Guy all trees 1 1/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below 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 not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch (1") in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

- L. **Mulching:**  
All trees and shrub beds shall be mulched immediately after planting to a three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

- M. **Excess Excavated Soil:**  
Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

- N. **Relocated Material (when applicable):**  
Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

- O. **Disposition of Existing Material:**  
All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

- A. **Soil:**  
The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)
- B. **Grades:**  
It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.
- C. **The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.**
- D. **Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.**
- E. **Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.**

6. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly, keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

7. Maintenance:

- A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

- B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

- A. **Inspection:**  
Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

- B. **Acceptance:**  
After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

- A. **Guarantee:**  
The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.
- B. **Replacement:**  
During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

- C. **Material and Operations:**  
All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

- A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

- A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

- A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

- B. The Contractor shall provide protection for existing trees and other plant material designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

- C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

- A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.

- B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

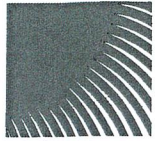
14. Landscape Architect:

- A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

- A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.



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DRAWN BY:

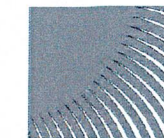
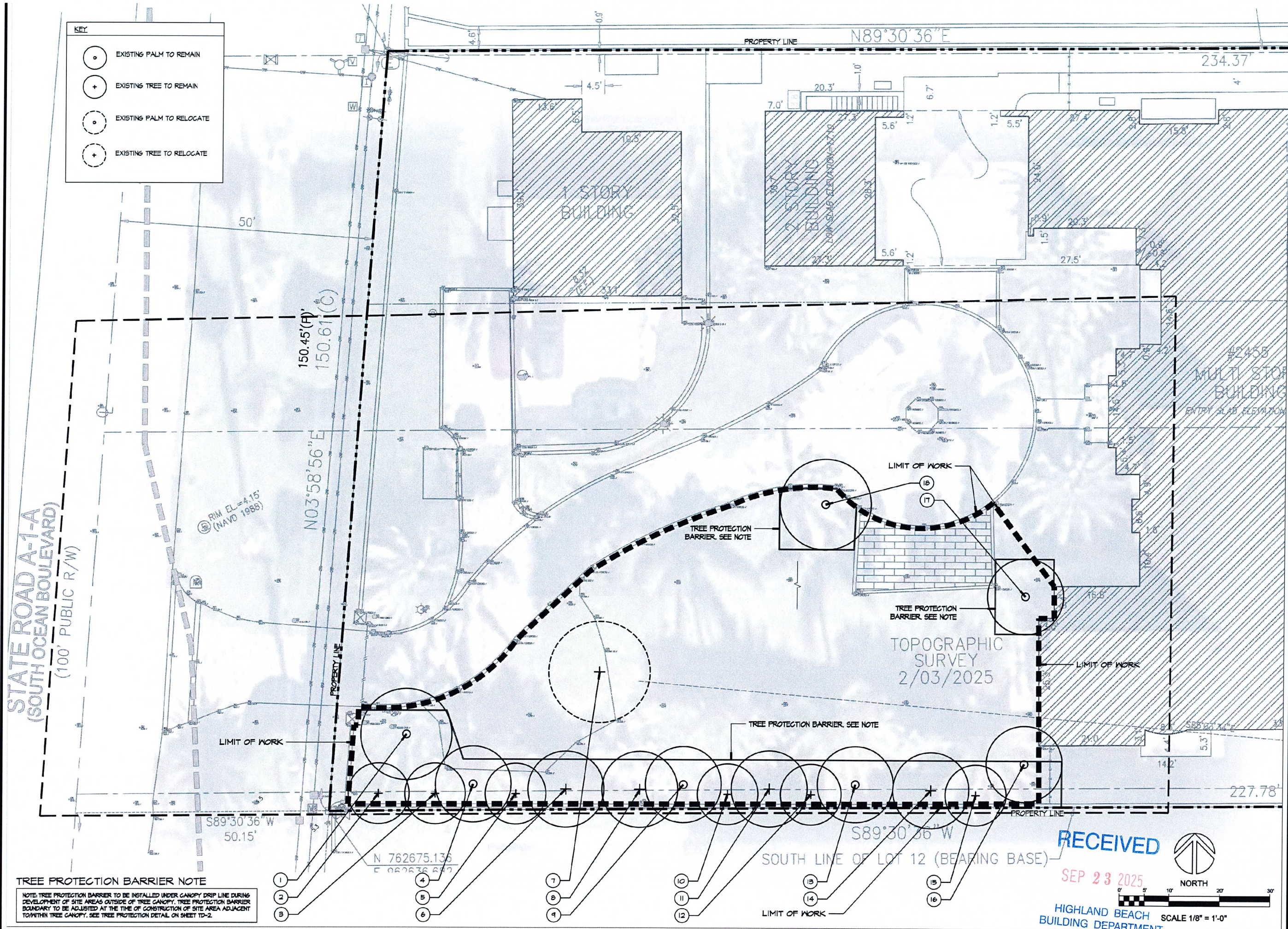
M.J.

APPROVED BY:

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LP-4





**DSBOCA**  
design studio boca

landscape architects  
and planners

LC - 0000396  
2300 Corporate Blvd., Suite 214  
Boca Raton, Florida 33431  
Ph: 561.955.8623  
Fax: 561.362.4749  
email: landscapearchitects@dsboca.com



**2455 SOUTH OCEAN RESIDENCE**  
**2455 SOUTH OCEAN BLVD., HIGHLAND BEACH, FL**  
**TREE DISPOSITION PLAN**

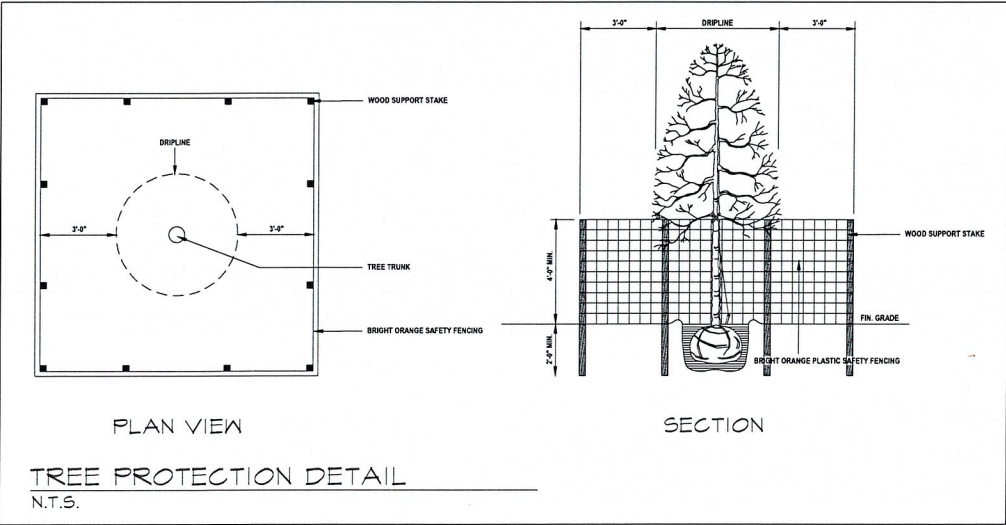
REVISIONS:
08-13-25 Zoning Comments
09-05-25 Zoning Comments

**JUNE 3, 2025**  
DATE  
**M.F.**  
DRAWN BY:  
**M.J.**  
APPROVED BY:

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TREE DISPOSITION TABLE									
TREE NO.	COMMON NAME	BOTANICAL NAME	DBH	OVERALL HEIGHT	CROWN SPREAD	CRITICAL ROOT ZONE (ft diam.)	HEALTH CONDITION	DISPOSITION	REMARKS
1	Date Palm	Phoenix sylvestris	N/A	30 ft	18 ft	10 ft	Good	Remain	
2	Brazilian Beauty Leaf	Calophyllum brasiliense	6 in	20 ft	10 ft	10 ft	Good	Remain	
3	Brazilian Beauty Leaf	Calophyllum brasiliense	6 in	20 ft	10 ft	10 ft	Good	Remain	
4	Coconut Palm	Cocos nucifera	N/A	35 ft	15 ft	10 ft	Good	Remain	
5	Brazilian Beauty Leaf	Calophyllum brasiliense	6 in	20 ft	10 ft	10 ft	Good	Remain	
6	Silver Buttonwood	Conocarpus erectus sericeus	6 in	16 ft	12 ft	12 ft	Good	Remain	Multi-trunk
7	Live Oak	Quercus virginiana	8 in, 6 in	22 ft	16 ft	N/A	Fair	Relocate	multi-trunk, double
8	Silver Buttonwood	Conocarpus erectus sericeus	6 in	16 ft	12 ft	12 ft	Good	Remain	Multi-trunk
9	Coconut Palm	Cocos nucifera	N/A	35 ft	15 ft	10 ft	Good	Remain	
10	Brazilian Beauty Leaf	Calophyllum brasiliense	6 in	20 ft	10 ft	10 ft	Good	Remain	
11	Silver Buttonwood	Conocarpus erectus sericeus	6 in	16 ft	12 ft	12 ft	Good	Remain	Multi-trunk
12	Brazilian Beauty Leaf	Calophyllum brasiliense	6 in	20 ft	10 ft	10 ft	Good	Remain	
13	Coconut Palm	Cocos nucifera	N/A	35 ft	15 ft	10 ft	Good	Remain	
14	Silver Buttonwood	Conocarpus erectus sericeus	6 in	16 ft	12 ft	12 ft	Good	Remain	Multi-trunk
15	Brazilian Beauty Leaf	Calophyllum brasiliense	6 in	20 ft	10 ft	10 ft	Good	Remain	
16	Coconut Palm	Cocos nucifera	N/A	35 ft	15 ft	10 ft	Good	Remain	
17	Coconut Palm	Cocos nucifera	N/A	35 ft	15 ft	10 ft	Good	Remain	
18	Date Palm	Phoenix sylvestris	N/A	30 ft	18 ft	10 ft	Good	Remain	



NOTE: ONLY TREES WITHIN THE LIMIT OF WORK ARE INCLUDED IN THIS TREE DISPOSITION PLAN.

RECEIVED

SEP 23 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

REVISIONS:	
08-13-25	Zoning Comments
09-05-25	Zoning Comments

JUNE 3, 2025  
DATE  
M.F.  
DRAWN BY:  
M.J.  
APPROVED BY:

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TD-2



**Town of Highland Beach  
Town Commission Development Order (PB)  
Application No. PZ-25-30**



**Applicant:** 2455 S. Ocean Blvd LLC / Donald Durante  
**Property Address:** 2455 S. Ocean Blvd.  
Highland Beach, Florida 33487

**CERTIFICATE OF MAILING AFFIDAVIT**

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-25-30 for the property located at 2455 S. Ocean Blvd., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 2455 S Ocean., Highland Beach, Florida 33487.

The mailings consisted of 19 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 23<sup>rd</sup> day of **September** 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart  
Deputy Town Clerk



## **PUBLIC NOTICE APPLICATION NO. PZ-25-30**

September 24, 2025

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on ***Thursday, October 9th, 2025 at 9:30 AM*** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

**APPLICATION BY DONALD DURANTE, RANDALL STOFFT ARCHITECTS, FOR A MAJOR MODIFICATION REQUEST TO ALLOW FOR THE CONSTRUCTION OF A NEW DETACHED GARAGE AND PICKLEBALL COURT FOR THE PROPERTY LOCATED AT 2455 SOUTH OCEAN BOULEVARD.**

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: **09/24/2025 11:52 AM (EDT)**

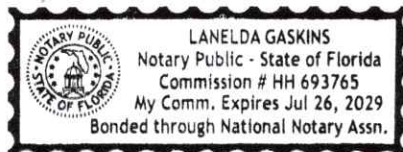
Please find a PDF of your submission details attached to this email.

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-25-30\_2455 South Ocean Blvd.\_10.09.25.pdf
- signature.png

Signature of Affiant *Jaclyn DeLoe* Date: 9/24/25


Signature of Notary Public *Lanelda Gaskins* Date: 9/24/25



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

Highland Beach Legal Notice Submission

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	PLANNING BOARD MEETING OCTOBER 09, 2025 APPLICATION NO. PZ-25-30
Publish Date	09/24/2025
Publish Time	11:48 AM (EDT)
Description	<div>TOWN OF HIGHLAND BEACH</div> <div>NOTICE OF PUBLIC HEARING</div> <div>YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, October 09, 2025, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application:</div> <div>APPLICATION NO. PZ-25-30 BY DONALD DURANTE, RANDALL STOFFT ARCHITECTS, FOR A MAJOR MODIFICATION REQUEST TO ALLOW FOR THE CONSTRUCTION OF A NEW DETACHED GARAGE AND PICKLEBALL COURT FOR THE PROPERTY LOCATED AT 2455 SOUTH OCEAN BOULEVARD.</div> <div>APPLICANT: 2455 SOUTH OCEAN BOULEVARD LLC</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>For additional information, please contact the Town Planner at (561) 278-4540.</div> <div>TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT</div>
Attach Files (Optional)	<div> AD_PB_PZ-25-30_2455 South Ocean Blvd._10.09.25.pdf</div>
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes



---

Signature



A handwritten signature in black ink, featuring a stylized, cursive script. The signature is positioned between two horizontal lines.

**File Attachments for Item:**

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

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





## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF:**       **October 9, 2025**

**TO:**                   **PLANNING BOARD**

**FROM:**             **INGRID ALLEN, TOWN PLANNER**

**SUBJECT:**       **APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL EXCEPTION REQUEST (#PZ-24-15) TO INCREASE THE HEIGHT OF THE SEAWALL FROM 6.5 FEET NAVD TO 6.83 FEET NAVD, INCREASE THE SEAWALL CAP WIDTH FROM 36 INCHES TO 45 INCHES, CHANGE THE CONFIGURATION OF THE DOCK INCLUDING AN INCREASE IN THE NUMBER OF DOCK PILES FROM NINE (9) TO 13, INCREASE THE DOCK FROM 297.5 SQUARE FEET TO 362 SQUARE FEET, AND MODIFY THE WATERWARD EXTENSION OF AN APPROVED 16,000 POUND CAPACITY ELEVATOR BOAT LIFT FROM 21 FEET TO 22 FEET 6 INCHES MEASURED FROM THE WETFACE OF THE SEAWALL FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE. (APPLICATION NO. PZ-25-32).**

### I. GENERAL INFORMATION:

**Applicant (Property Owner):**       Robert D. Hammond  
4205 South Ocean Boulevard  
Highland Beach, FL 33487

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

**Property Characteristics:**

**Comprehensive Plan Land Use:** Single Family  
**Zoning District:** Residential Single Family (RS)  
**Site Location:** 4203 Tranquility Drive  
**Parcel PCN#:** 24-43-47-04-02-005-0120

**Property History:**

On November 14, 2024, the Planning Board granted site plan approval (Application No. PZ-24-8) for a new two-story, 6,012 square foot single family residence with pool and jacuzzi (motion carried 7-0).

On December 12, 2024, the Planning Board granted a special exception (Application N. PZ-24-15) to install a 136'6" seawall along with associated seawall cap, a 297.5 square foot dock, and a 16,000 pound capacity elevator boat lift (motion carried 6-0).

**Request and Analysis:**

The Applicant is requesting an amendment to a previously approved special exception request (#PZ-24-15) in order to increase the height of the seawall from 6.5 feet NAVD to 6.83 feet NAVD, increase the seawall cap width from 36 inches to 45 inches, change the configuration of the approved 85 foot long dock to a lower dock (30 foot) and an upper dock (55 foot) including an increase in the number of dock piles from nine (9) to 13, increase the dock from 297.5 square feet to 362 square feet, and modify the waterward extension of an approved 16,000 pound capacity elevator boat lift from 21 feet to 22 feet 6 inches measured from the wetface of the seawall for the property located at 4203 Tranquility Drive (see attached application table). The property is currently vacant with an existing wood dock that the Applicant proposes to remove. The lot previously contained a one-story single family residence that, according to the Palm Beach County Property Appraiser, was built in 1982. A demolition permit was issued by the Town's Building Department on August 1, 2024 (Permit No. 24-636-D).

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced request (FDEP File No. 50-0452420-004,005,006, 007-EE). According to the FDEP authorization (dated June 5, 2025), a separate authorization from the U.S. Army Corps of Engineers is not required.

The proposed amendment is in compliance with the maximum combined seawall cap and dock width of eight (8) feet and the 25-foot required marine side setback for accessory marine facilities located within the Residential Single Family (RS) zoning district. In addition, the request is in compliance with the waterward extension of accessory marine facilities to 25 feet or 25 percent of the waterway width, whichever is less. Note that the waterway width is 100 feet and the boat lift extends 22 feet 6 inches from the wet face of the seawall.

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



If the Planning Board approves the request, the Applicant will be required to obtain a building permit, 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 September 18, 2025 and finds that the project 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 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**

**FDEP approval**

**Previously approved plans (#PZ-24-15)**

**Applicant Plans (11X17)**



## TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

### PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

**Address:** 4203 Tranquility Dr, Highland Beach FL 33487

**PCN:** 24-43-47-04-02-005-0120

**Full Legal Description of the Property [as described in the deed] or reference to an attachment:**  
BEL LIDO LT 12 BLK 5

**Zoning District:**  
Residential - Single Family

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

### PROPERTY OWNER (APPLICANT) INFORMATION

**Name:** Robert Hammond

**Phone:** 561-213-1231

**Fax:**

**Mailing Address:** 4205 S Ocean Blvd, Highland Beach FL 33487

**Email Address:** rhammondjr@partsbase.com

### APPLICANT'S AGENT INFORMATION

**Name:** William Thomas

**Phone:** 954-532-0129

**Fax:**

**Company Name:** Unlimited Permit Services, Inc.

**Mailing Address:** 902 NE 1 ST #2, Pompano Beach FL 33060

**Email Address:** office@unlimitedps.net

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

Remove existing wooden dock and piles (existing seawall and cap to remain). Proposed 85' x 4'-3" (362sf) concrete dock on (13) new 12" x 12" concrete piles. 136'-6" of new 45" wide x 16" concrete cap with (16) 12" x 12" concrete king piles, (14) new 12" x 12" concrete batter piles and concrete panels. New 16,000 lb. capacity SE Custom elevator boat lift.



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

Property Owner's Signature:  Date: 7-3-25

Property Owner's Printed Name ROBERT HAMMOND

---

*Received by the Town Clerk's Office:*

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

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

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

STRUCTURE	ORIGINALLY APPROVED	REQUESTED	CHANGE	REASON FOR CHANGE
<b>FDEP &amp; ACOE APPROVALS</b>	1ST APPROVAL AS PERMITTED	2ND APPROVAL AS REQUESTED	NEW ENVIRONMENTAL PERMIT APPROVAL	REVISED PLANS APPROVED BY ENVIRONMENTAL AGENCIES AS PER CHANGES BELOW
<b>SEAWALL</b>	136'-6" LF @ 6.5' NAVD	136'-6" LF @ 6.83' NAVD	4" HIGHER ELEVATION	UNIFORMITY WITH SITE PLAN
	NEW SEAWALL CAP WIDTH 36"	NEW SEAWALL CAP WIDTH 45"	9" WIDTH INCREASE OF CAP	STRAIGHTEN OVERALL WALL AND CAP WITHIN LIMITATIONS
<b>DOCK</b>	297.5 SF DIM: 3'-6" X 85' CONCRETE	362SF DIM: 4'-3" X 85' CONCRETE	9" WIDTH INCREASE OF DOCK	ACCOMMODATE INSIDE ROW OF PILES ON LOWER DOCK
	5' FROM WETFACE	6'-6" FROM WETFACE	1'-6" INCREASE FROM WETFACE	MAX 8' FROM SEAWALL TO WET EDGE WITHIN CODE WATERWARD LIMITATIONS FOR CHANGE IN CAP AND DOCK LAYOUT
	85' LONG DOCK AT ELEV 6.5' NAVD	UPPER 55' LONG AND LOWER 30' LONG DOCK WITH STEPS	UPPER AND LOWER DESIGN; NO CHANGE TO OVERALL LENGTH OF DOCK;	WATER ACCESS AT VARYING TIDES - UPPER ELEV 6.83' NAVD, LOWER ELEV 4.37' NAVD
<b>PILINGS</b>	QTY (9) DOCK PILINGS	QTY (13) DOCK PILINGS	(4) ADDITIONAL PILINGS FOR LOWER DOCK SECTION	STRUCTURAL SUPPORT
<b>BOATLIFT</b>	16K ELEVATOR	16K ELEVATOR	NO CHANGE IN LIFT; WATERWARD DISTANCE FROM PROPERTY LINE INCREASE WITHIN CODE LIMITATIONS AT 25'	DIMENSION AFFECTED BY SEAWALL AND DOCK LAYOUT CHANGES





4203 Tranquility Drive

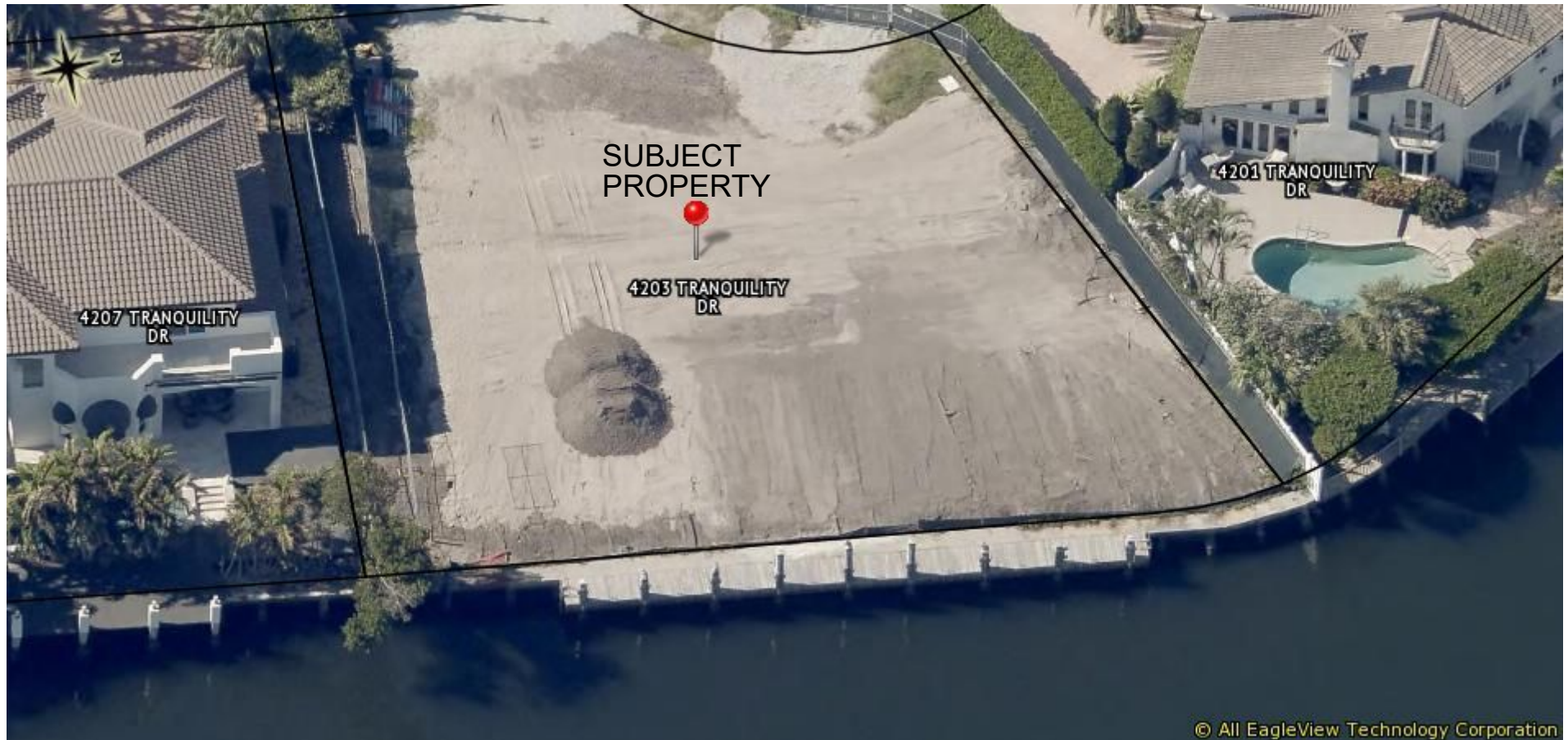
SUBJECT  
PROPERTY

Tranquility Dr

Date: 9/23/2025  
Time: 1:44 PM  
Scale: 1:564



# 4203 Tranquility Drive







# FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis  
Governor

Alexis A. Lambert  
Secretary

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

June 5, 2025

Robert Hammond  
4205 S Ocean Boulevard  
Boca Raton, FL 33487  
Sent via e-mail: [rhammondjr@partsbase.com](mailto:rhammondjr@partsbase.com)

Re: File No.: 50-0452420-004,005,006,007-EE  
File Name: 4203 Tranquility Dr

Dear Mr. Hammond:

On May 14, 2025, we received your request for verification of exemption to perform the following activities: 1) Install a new 136.5 lin. ft. seawall within 18" waterward (wetface to wetface) of the existing seawall; 2) install a concrete cap, king piles, and batter piles; 3) construct a 362 sq. ft. dock in the same footprint as the existing dock; and 4) install a boat lift at an existing mooring area. The project is located in a residential canal, Class III Waters, adjacent to 4203 Tranquility Drive, Highland Beach (Section 4, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°24'3.5703", Longitude W 80°3'59.7458").

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 Julia Meuser at the letterhead address or at [Julia.Meuser@FloridaDEP.gov](mailto:Julia.Meuser@FloridaDEP.gov).

### **1. Regulatory Review – VERIFIED**

Based on the information submitted, the Department has verified that the activities as proposed are exempt, under Chapter 62-330.051(5)(d), (5)(h), (12)(b) & (12)(d), 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



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John Tracey  
Environmental Manager  
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, 8 pages

## CERTIFICATE OF SERVICE

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

FDEP – John Tracey, Julia Meuser  
Kathy Cartier, Unlimited Permit Services, Inc., [kathyc@unlimitedps.net](mailto:kathyc@unlimitedps.net)

### 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 Burnso Mannucci*  
Clerk

06/05/2025  
Date

## Attachment A

### Chapter 62-330.051 Exempt Activities.

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

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

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

(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.

#### (12) Construction, Restoration, Enhancement, and Repair of Seawall, Riprap, and Other Shoreline Stabilization –

(b) The restoration of a seawall or riprap under section 403.813(1)(e), F.S., where:

1. The seawall or riprap has been damaged or destroyed within the last year by a discrete event, such as a storm, flood, accident, or fire or where the seawall or riprap restoration or repair involves only minimal backfilling to level the land directly associated with the restoration or repair and does not involve land reclamation as the primary project purpose. See section 3.2.4 of Volume I for factors used to determine qualification under this provision;

2. Restoration shall be no more than 18 inches waterward of its previous location, as measured from the waterward face of the existing seawall to the face of the restored seawall, or from the waterward slope of the existing riprap to the waterward slope of the restored riprap; and

3. Applicable permits under chapter 161, F.S., are obtained.

(d) Installation of batter piles, king piles, or a seawall cap, used exclusively to stabilize and repair seawalls, provided they do not impede navigation.

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



### **Special Conditions for Federal Authorizations for SPGP VI-R1**

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

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



manner that avoids any unnecessary trimming.

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

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

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

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

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

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

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

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

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

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

**Special Conditions for Shoreline Stabilization activities.**

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



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

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

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

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

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

19. Chickees must be less than 500 ft<sup>2</sup> and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).

20. 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.

21. 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.

22. 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.

23. 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).

24. 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.

25. 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.
26. 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.).
27. 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.).
28. 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.).
29. 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.).
30. 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 CFR 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**

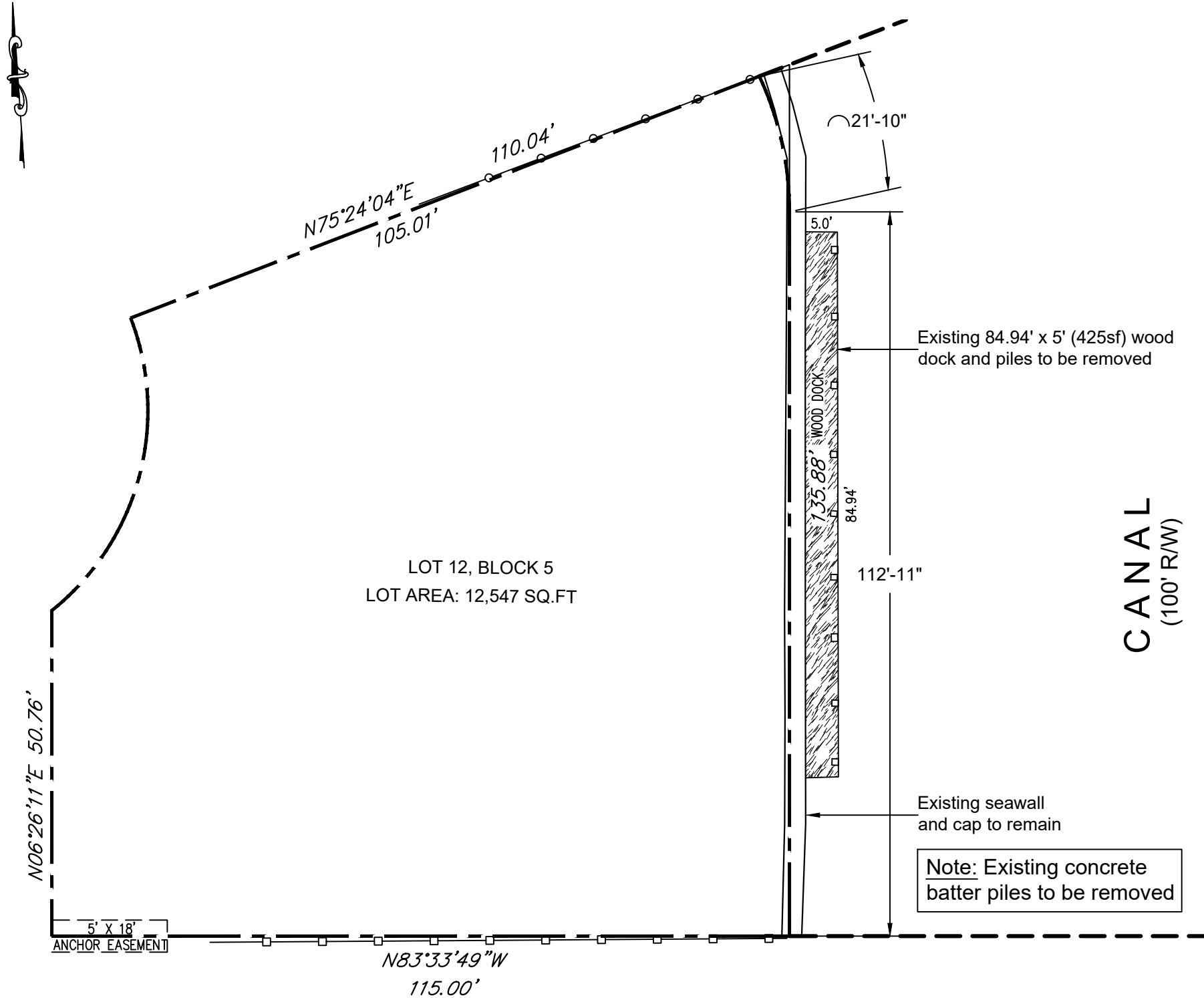
The permittee shall comply with the following protected species construction conditions:

- 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.nmfs@noaa.gov](mailto:takereport.nmfs@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.







Existing Site Plan

Scale: 1" = 20'

See attached survey supplied by owner for exact property information.

PROPERTY DETAIL

LOCATION ADDRESS	4203 TRANQUILITY DR
MUNICIPALITY	HIGHLAND BEACH
PARCEL CONTROL NUMBER	24-43-47-04-02-005-0120
SUBDIVISION	BEL LIDO IN
OFFICIAL RECORDS BOOK/PAGE	35009 / 745
SALE DATE	APR-2024
LEGAL DESCRIPTION	BEL LIDO LT 12 BLK 5

Consultant  
**UNLIMITED PERMIT SERVICES, INC**  
Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
Office@unlimitedps.net

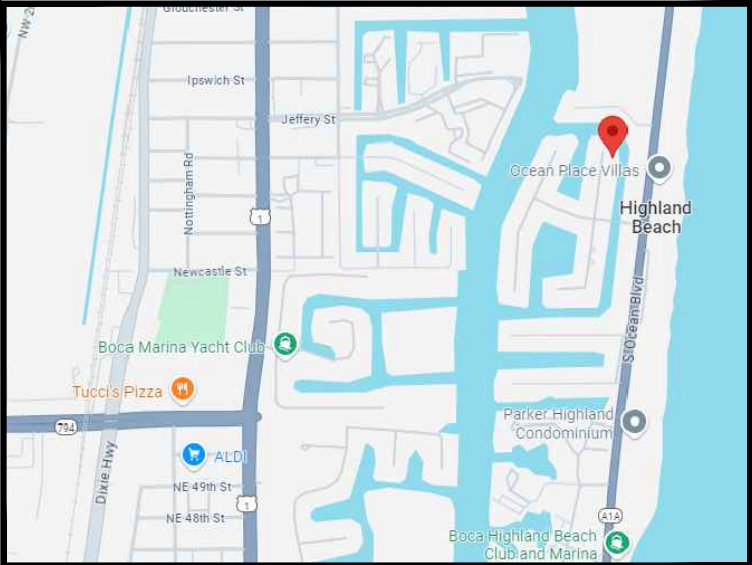
Project Engineer  
**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
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Ofc: 954-532-0129  
WWW.MwEngineering.net

Contractor  
**RAY QUALMANN MARINE CONSTRUCTION, INC**  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

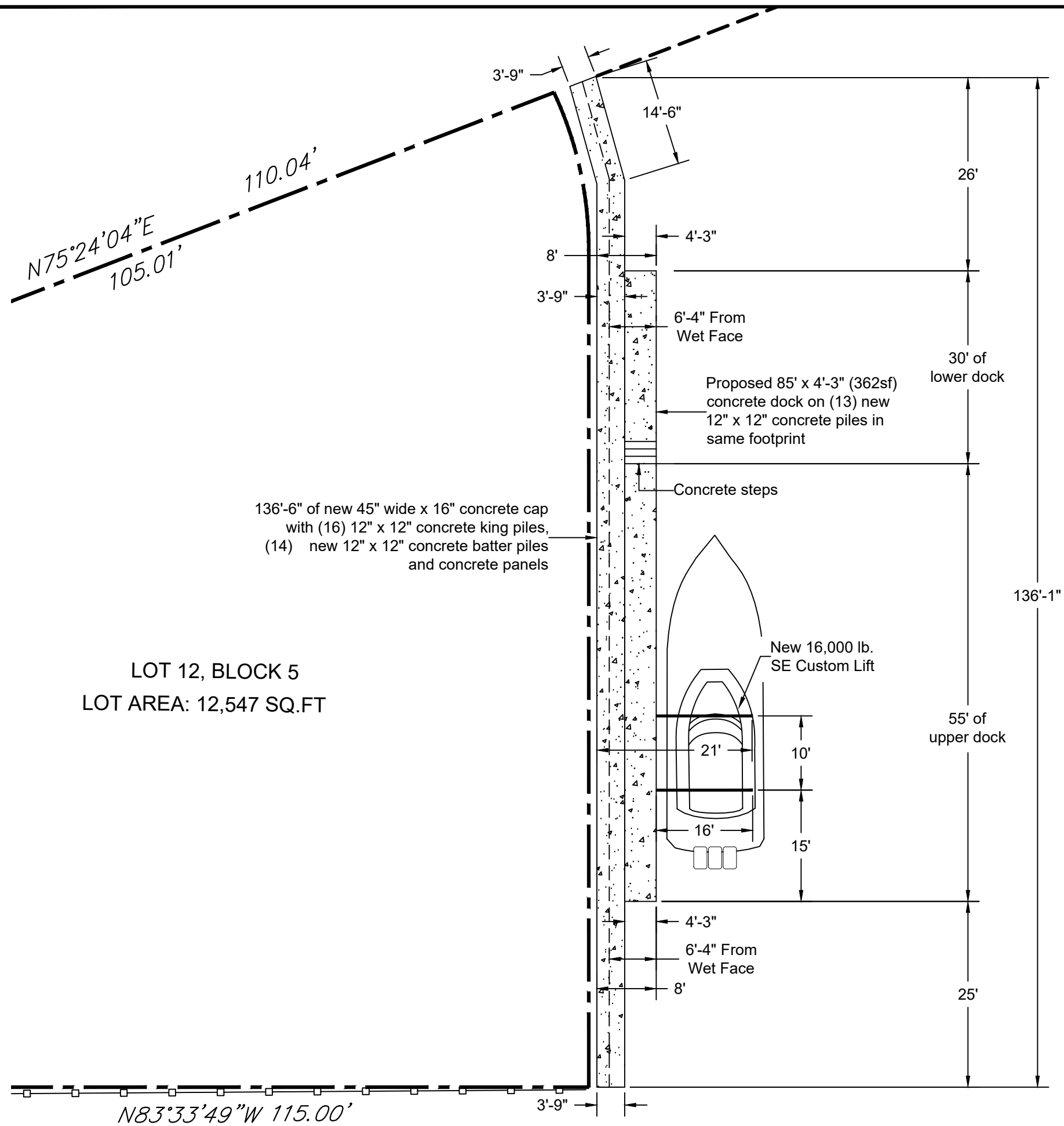
Project Information  
**New Seawall / New Dock**  
Robert Hammond  
4203 Tranquility Drive  
Highland Beach, FL 33487

DATE
9-26-24
4-15-25
6-4-25

Location Map



MARK E. WEBER, P.E.  
LICENSE #53895 | CA 30702  
MW ENGINEERING, INC  
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Pompano Beach, Florida 33060  
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LOT 12, BLOCK 5  
LOT AREA: 12,547 SQ.FT

2	05.01.25	Adjust Dock Size to Field Conditions
1	04.15.25	Elevation Changed / Lower Dock Added
REVISIONS		CORRECTIONS

CANAL  
(100' R/W)

Proposed Site Plan  
Scale: 1" = 15'

Consultant

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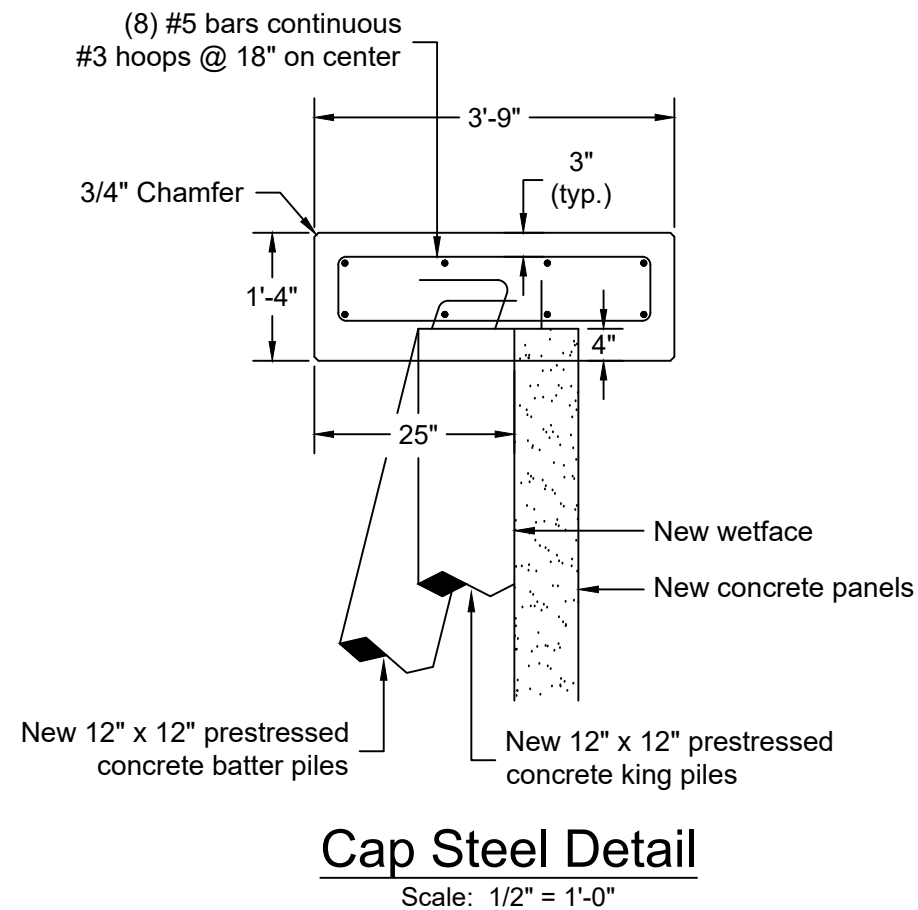
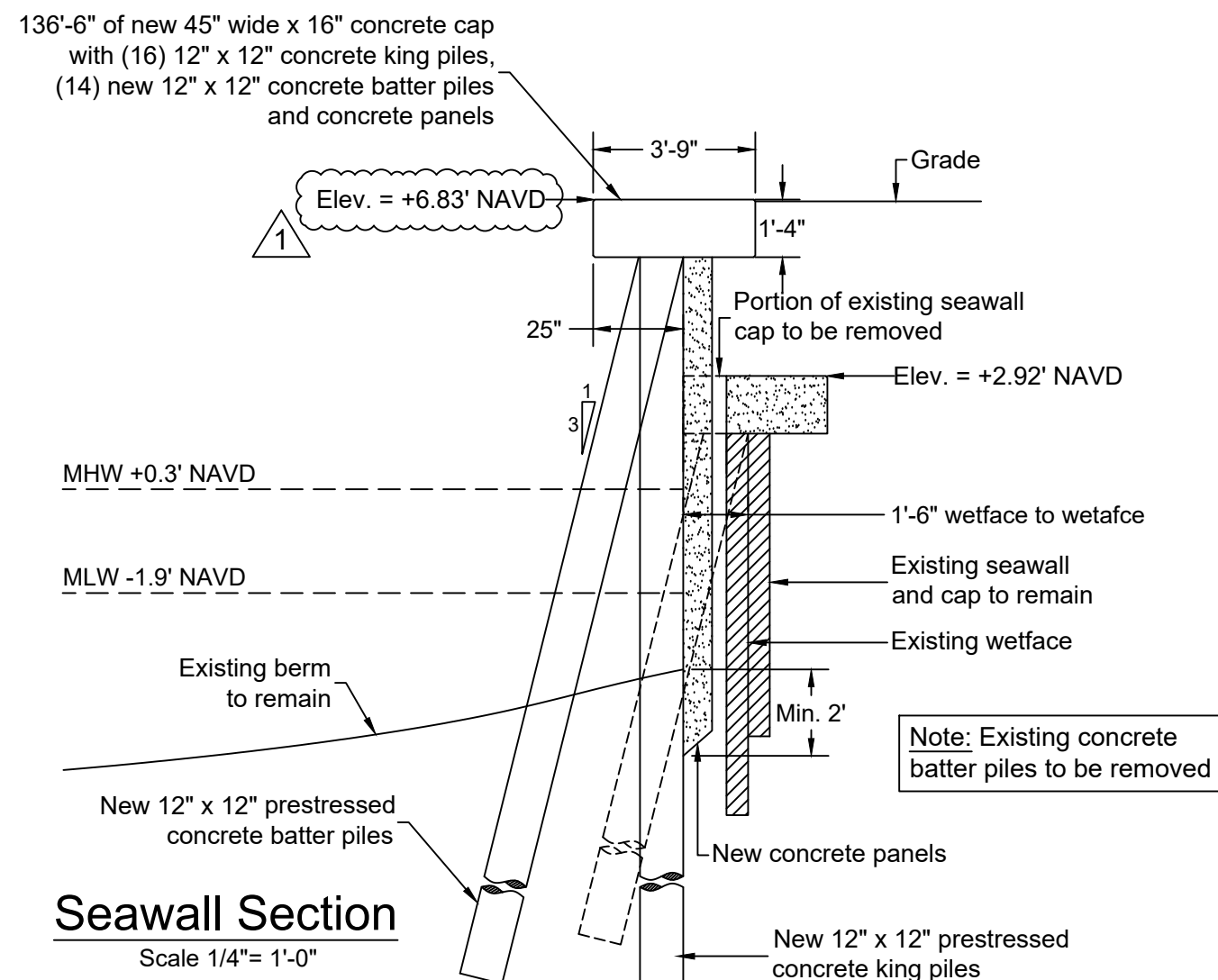
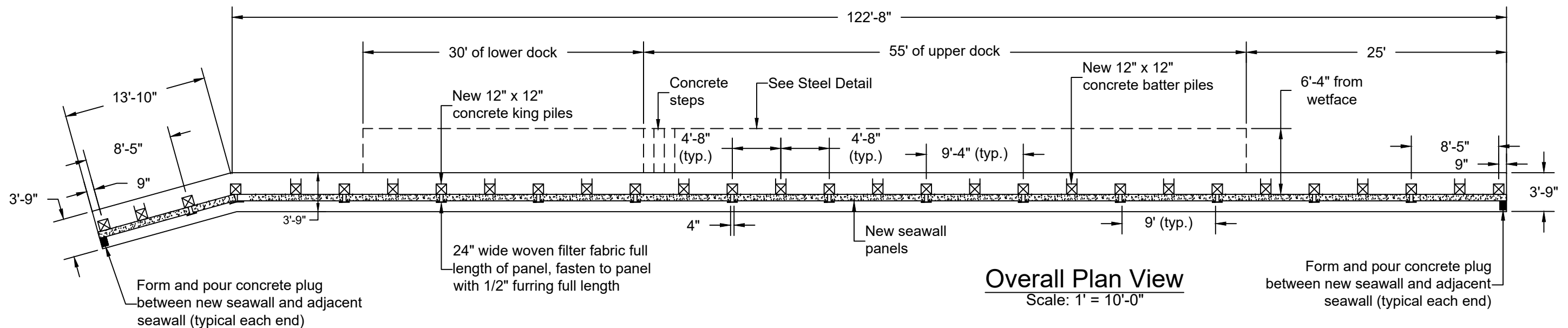
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Sheet 2 of

Page 140





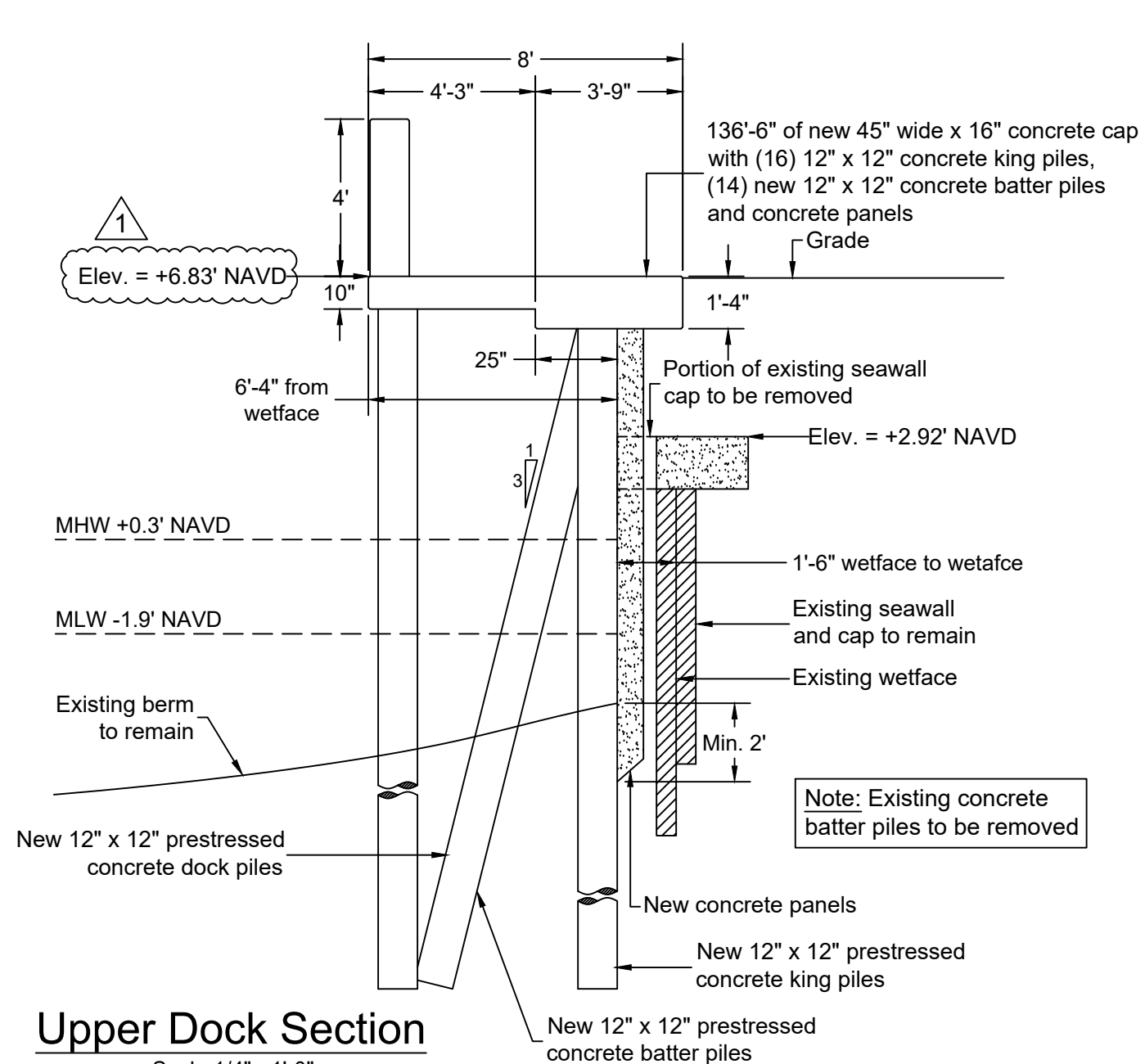
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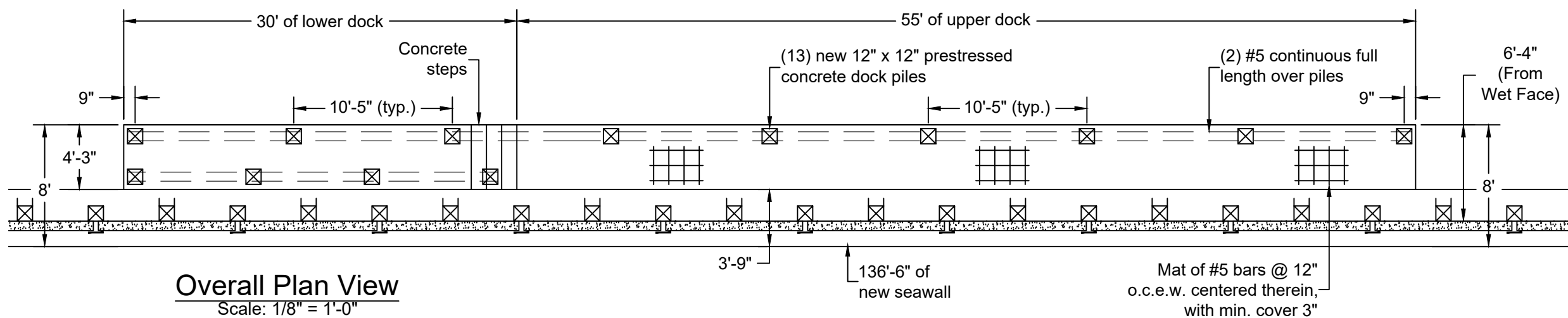
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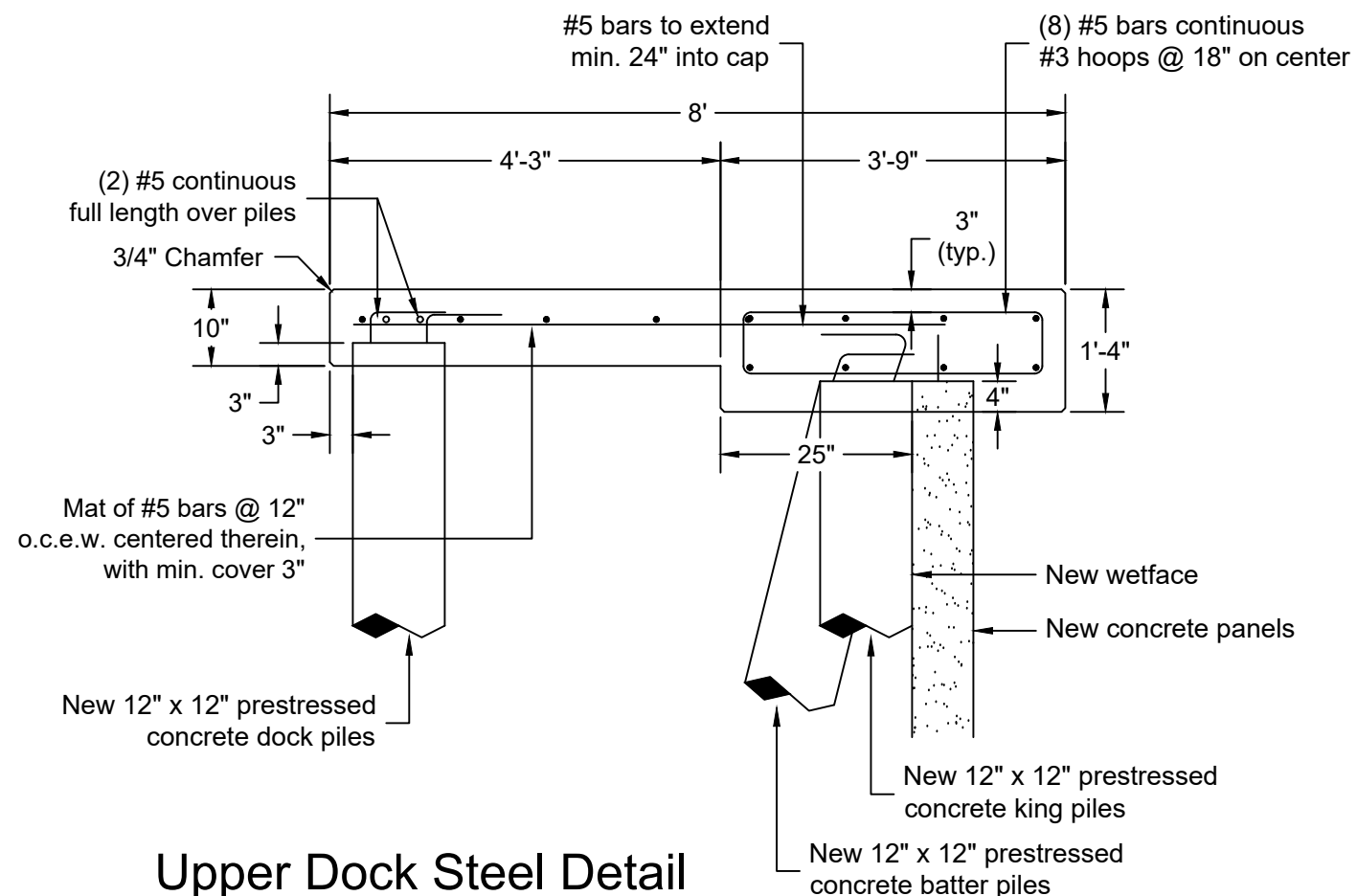
**Upper Dock Section**

Scale 1/4" = 1'-0"



**Overall Plan View**

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



**Upper Dock Steel Detail**

Scale: 1/2" = 1'-0"

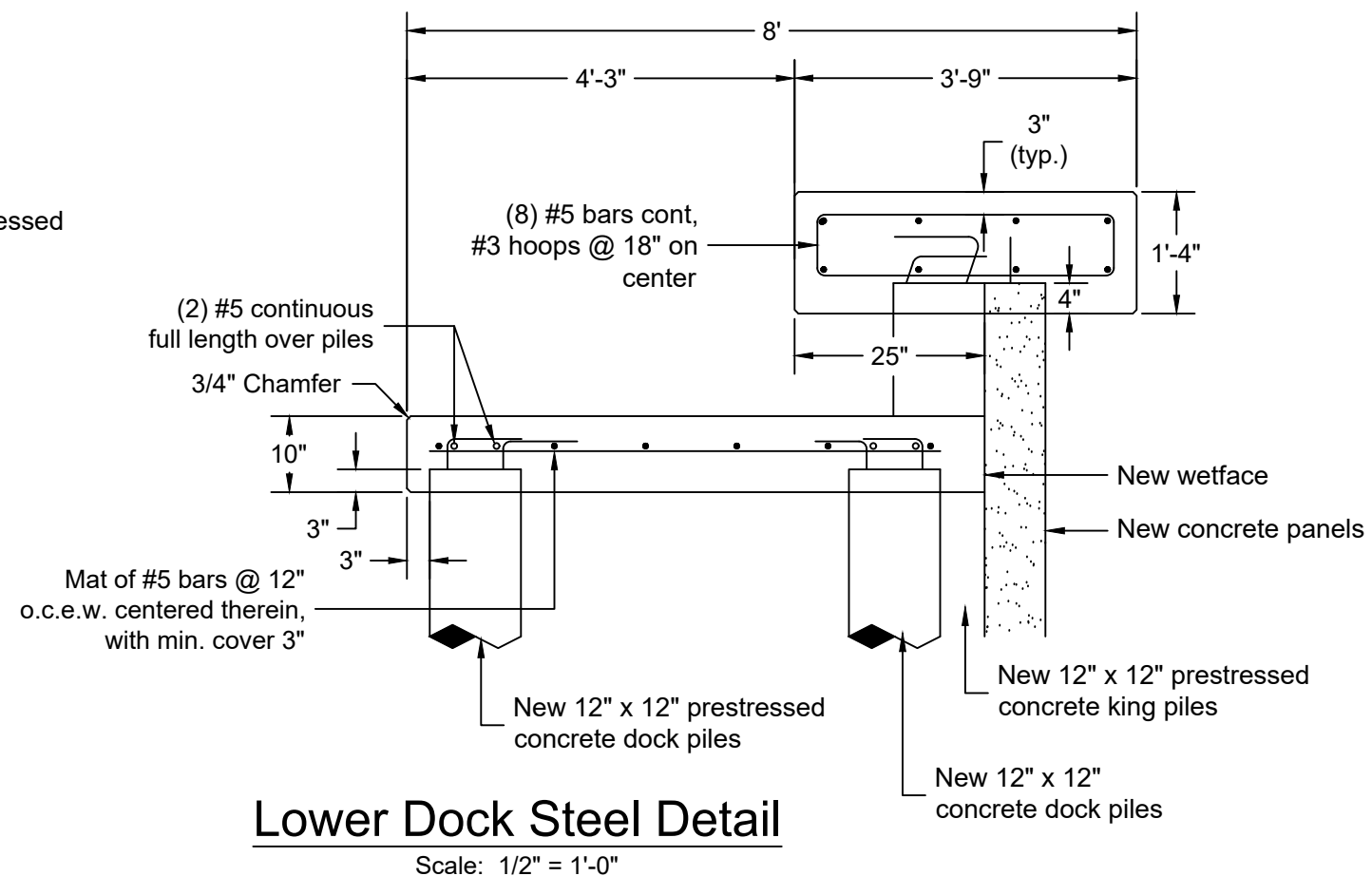
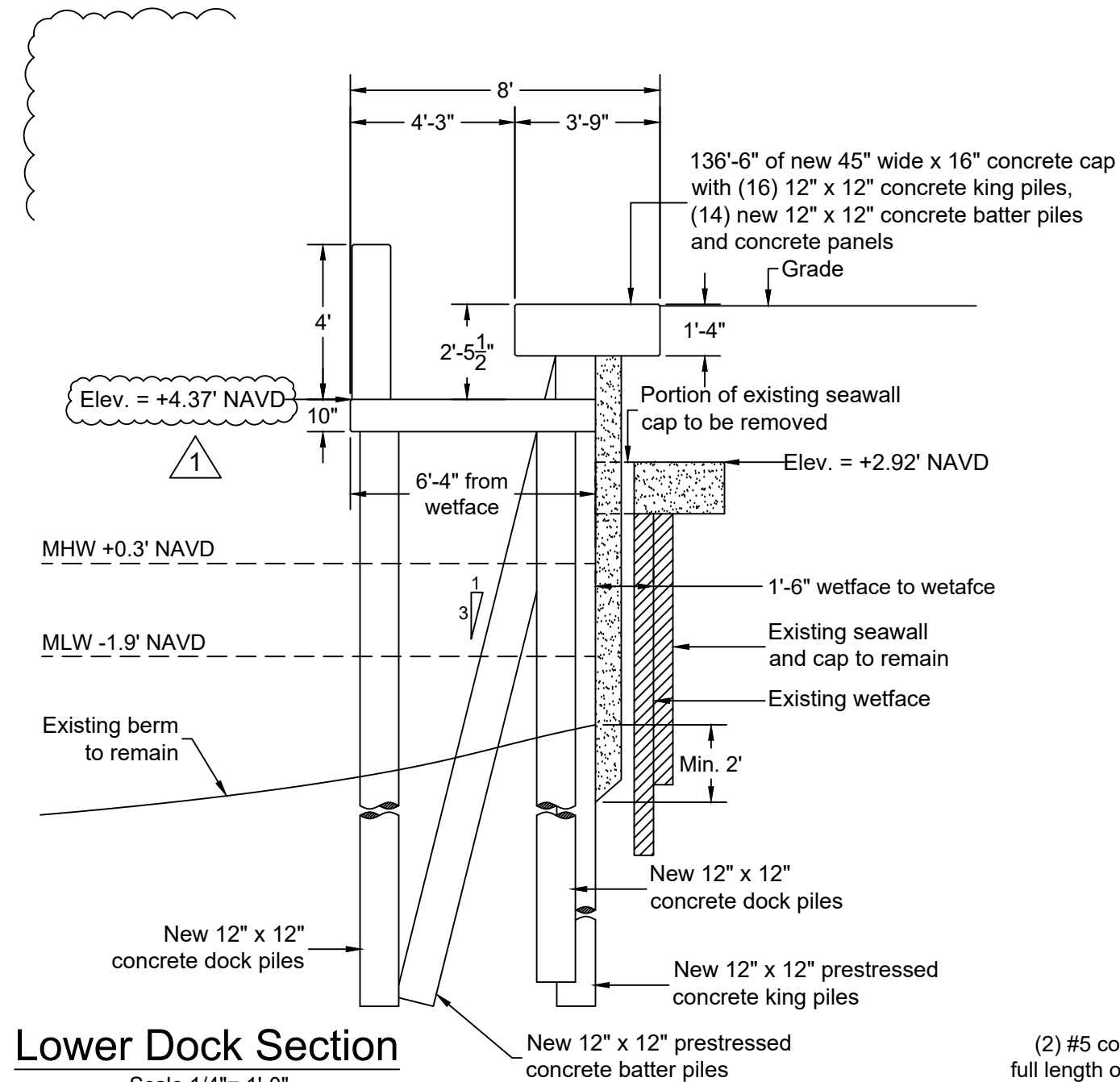
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**Project Information**  
**New Seawall / New Dock**  
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 4203 Tranquility Drive  
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**Project Engineer**  
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(954) 532-0129  
Office@unlimiteddps.net

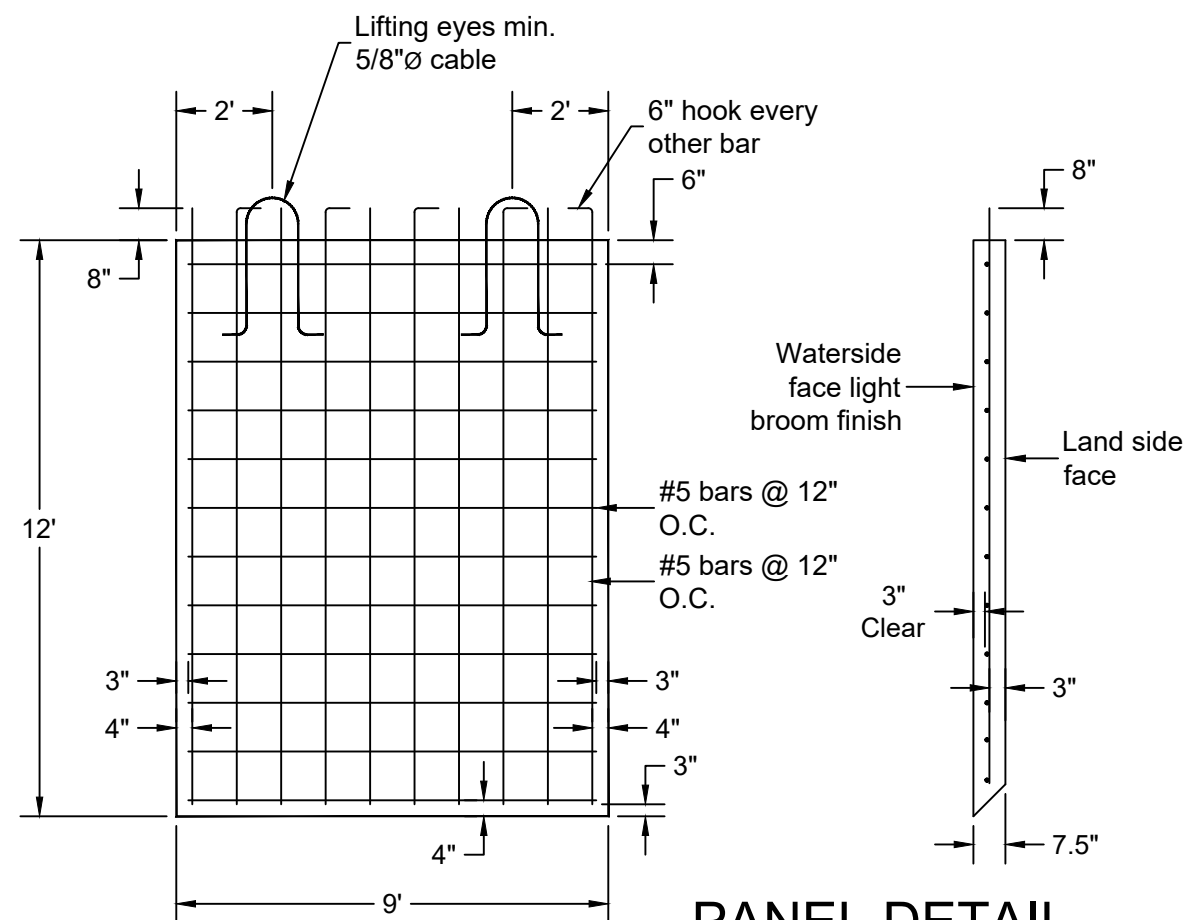
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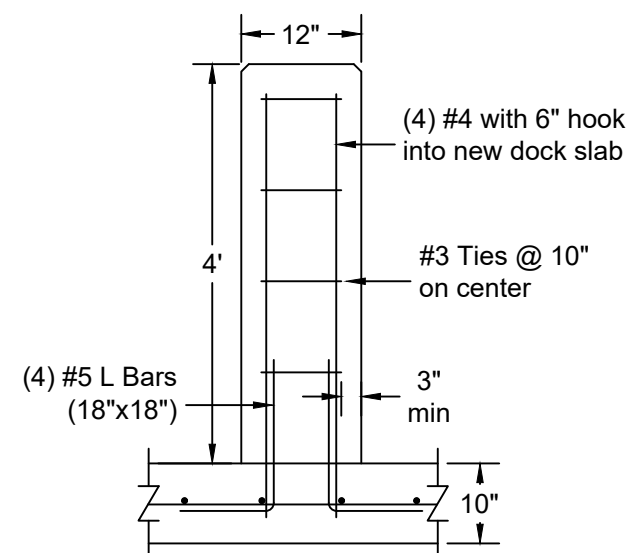
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**PANEL DETAIL**

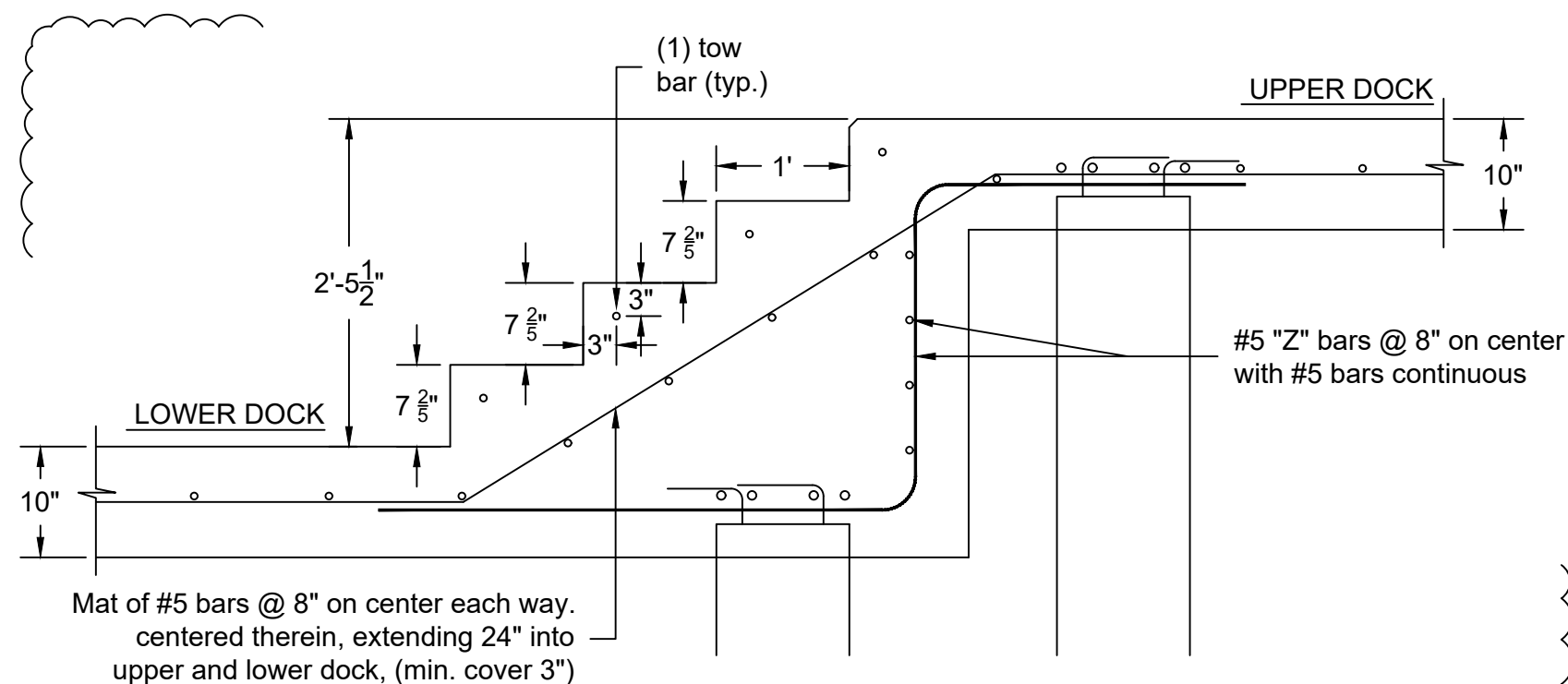
Scale 1/4" = 1'-0"



**Column Detail**

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

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



**Concrete Step Steel Detail**

Scale: 3/4" = 1'-0"

Consultant

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Project Engineer

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Contractor

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CONSTRUCTION, INC**

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Pompano Beach, FL 33062  
(954) 941-0132

Project Information

**New Seawall / New Dock**

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4203 Tranquility Drive  
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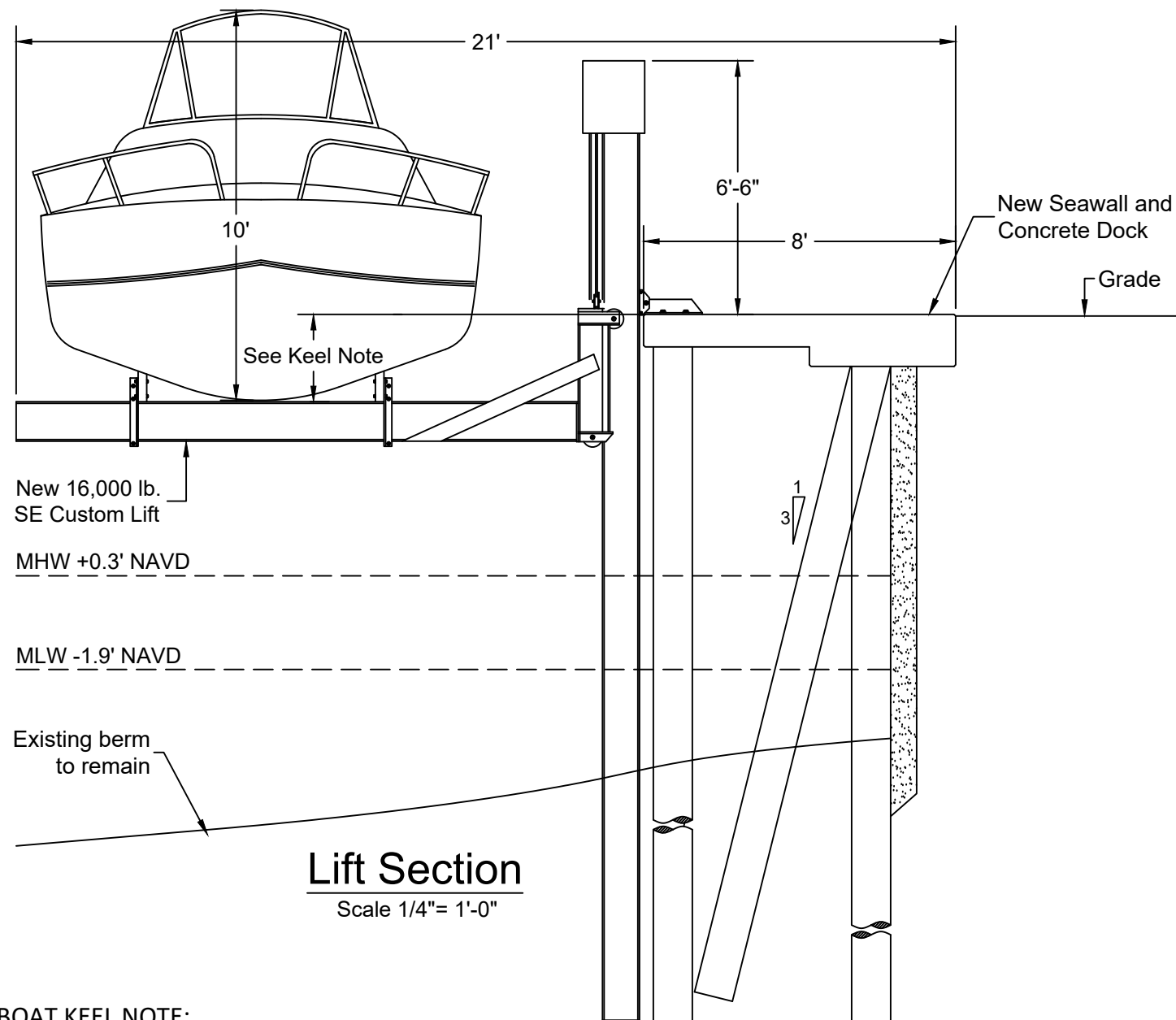
MARK E. WEBER, P.E.  
LICENSE #53895 | CA 30702

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Sheet 6 of

Page 144





For Illustrative Purposes - Boat May Change

**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 in 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.*

DATE	<u>Consultant</u>	<u>Project Engineer</u>	<u>Contractor</u>	<u>Project Information</u>	MARK E. WEBER, P.E. LICENSE #53895   CA 30702
9-26-24	<b>UNLIMITED PERMIT SERVICES, INC</b> 902 NE 1st Street #2 Pompano Beach, FL 33060 (954) 532-0129	<b>MW ENGINEERING, INC</b> 902 NE 1 Street Suite #2 Pompano Beach, FL 33060 Ofc: 954-532-0129	<b>RAY QUALMANN MARINE CONSTRUCTION, INC</b> 2860 NE 16 Street Pompano Beach, FL 33062 (954) 941-0132	<b>New Seawall / New Dock</b> Robert Hammond 4203 Tranquility Drive Highland Beach, FL 33487	MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060
4-15-25					
6-4-25					
Sheet 7 of 8					Page 145

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  $\frac{1}{4}$  inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-19 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. Fiber Reinforced Polymer (FRP) Reinforcing Bars may be used in lieu of reinforcing steel. FRP shall meet FDOT specification 932-3.1 - Use only solid, round, thermoset basalt fiber reinforced polymer (BFRP), glass fiber reinforced polymer (GFRP) or carbon fiber reinforced polymer (CFRP) reinforcing bars from producers currently on the FDOT's Production Facility Listing.
7. 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.
8. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four -  $\frac{7}{16}$ "Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 12"x18" hook bars 6" into pile.

Consultant

**UNLIMITED PERMIT SERVICES, INC**  
Marine Design & Consulting  
902 NE 1st Street #2  
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(954) 532-0129  
Office@unlimiteddps.net

Project Engineer

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Contractor

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Project Information

**New Seawall / New Dock**  
Robert Hammond  
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LICENSE #53895 | CA 30702

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902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net



No tree will be removed or replanted as part of this permit

See attached survey supplied by owner for exact property information.

PROPERTY DETAIL

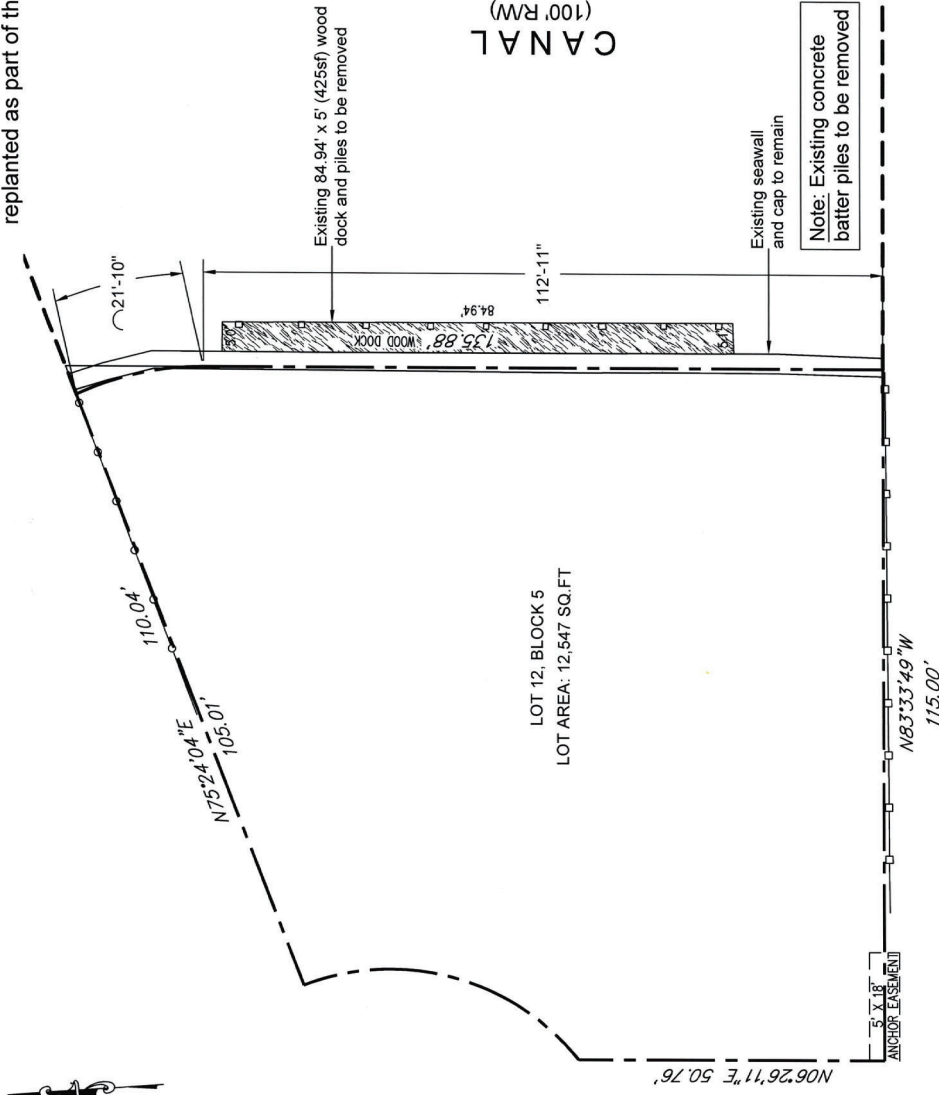
LOCATION ADDRESS 4203 TRANQUILITY DR  
MUNICIPALITY HIGHLAND BEACH  
PARCEL CONTROL NUMBER 24-43-47-04-02-005-0120  
SUBDIVISION BEL LIDO IN  
OFFICIAL RECORDS BOOK/PAGE 35009 / 745  
SALE DATE APR-2024  
LEGAL DESCRIPTION BEL LIDO LT 12 BLK 5

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HIGHLAND BEACH  
BUILDING DEPARTMENT

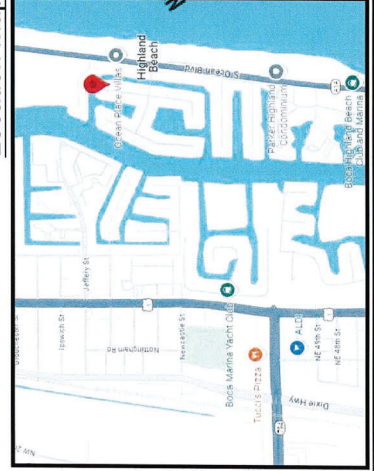
PREVIOUSLY APPROVED PLANS  
(PZ-24-15)  
(100' RM)  
CANAL



Existing Site Plan

Scale: 1" = 20'

Location Map



Consultant

UNLIMITED PERMIT  
SERVICES, INC

Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
Office@unlimitedps.net

Project Engineer

MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, FL 33060  
Ofc. 954-532-0129  
WWW.MWEngineering.net

Contractor

RAY QUALMANN MARINE  
CONSTRUCTION, INC  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

Project Information

New Seawall / New Dock  
Robert Hammond  
4203 Tranquility Drive  
Highland Beach, FL 33487

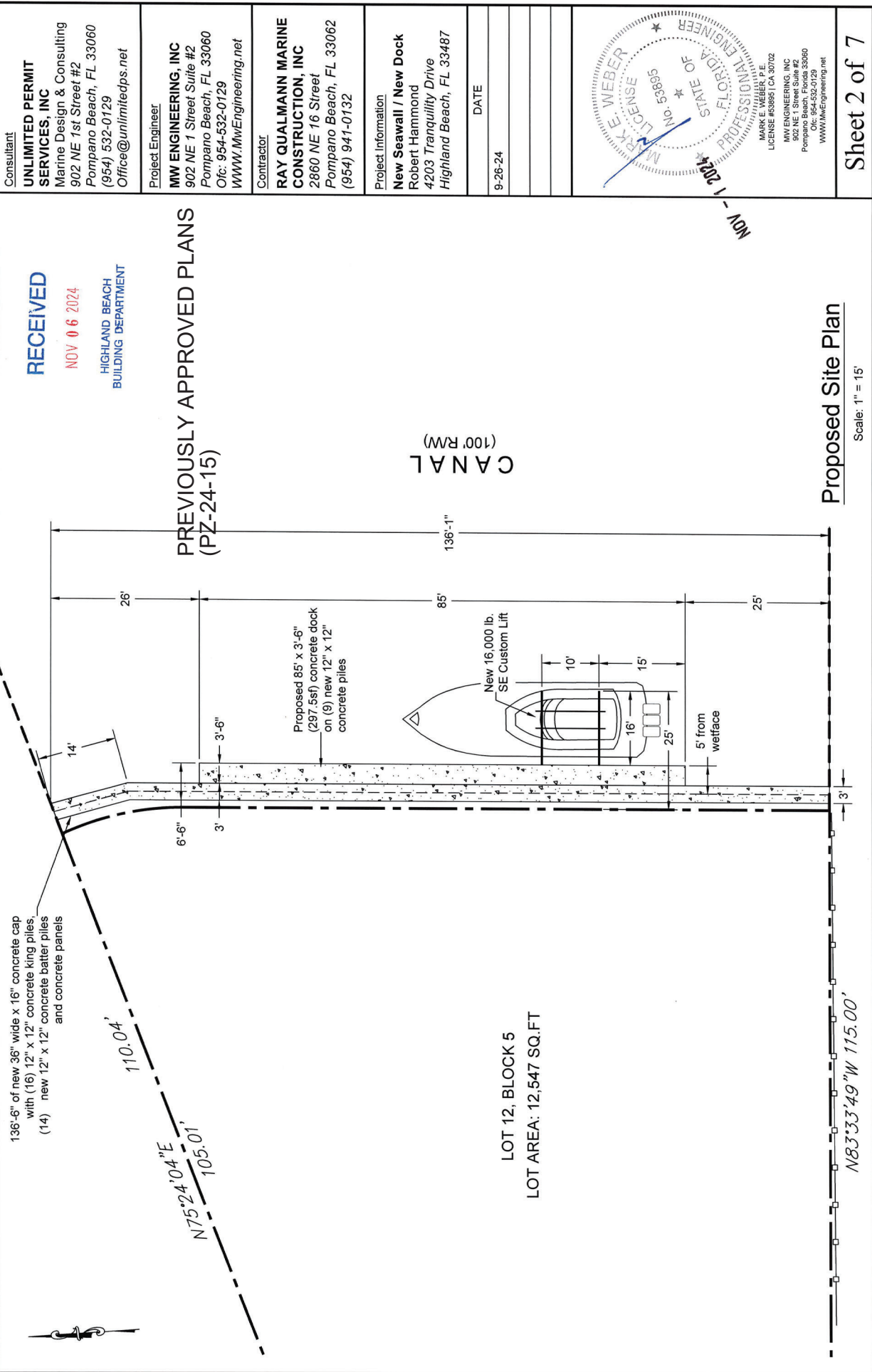
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9-26-24

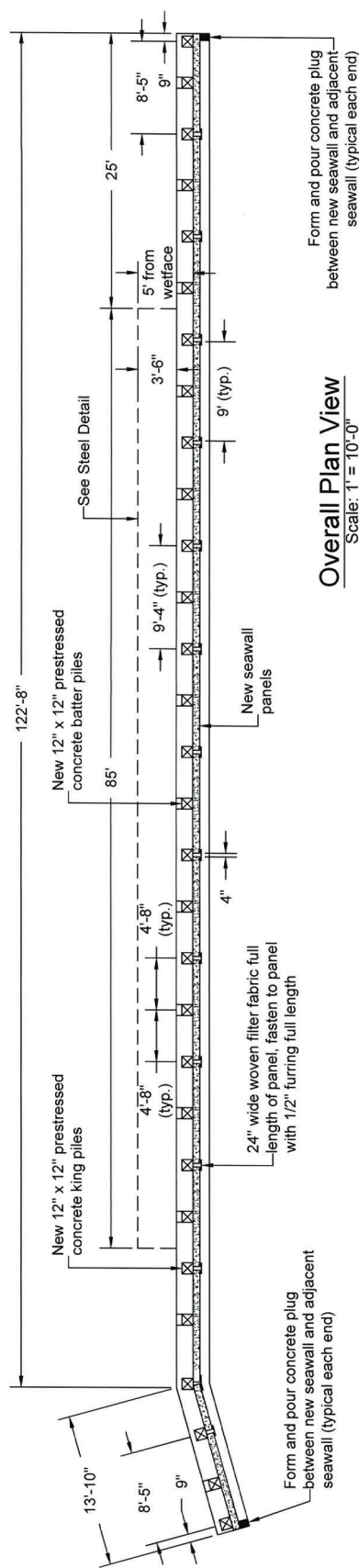


MARK E. WEBER, P.E.  
LICENSE #53895 | CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc. 954-532-0129  
WWW.MWEngineering.net

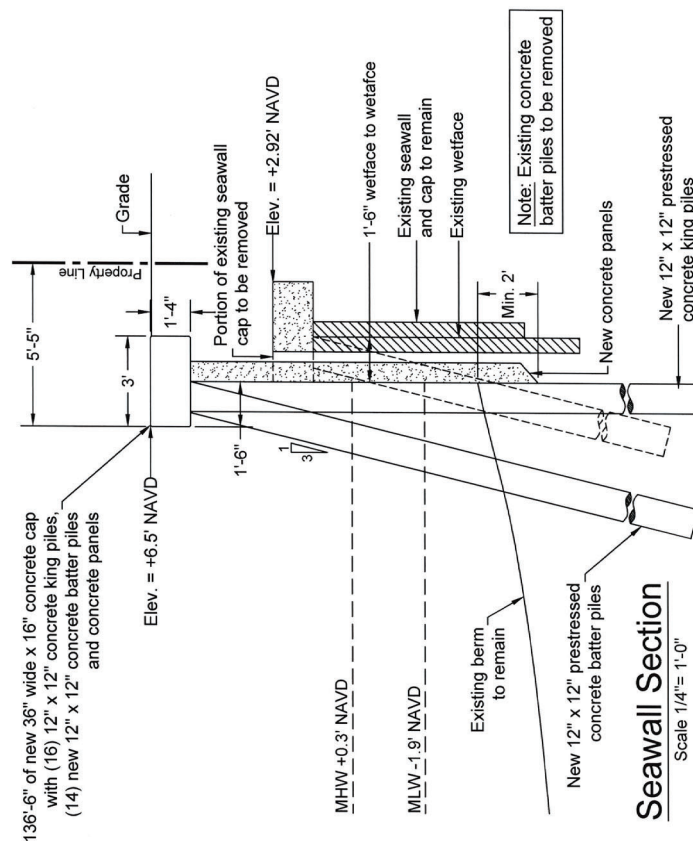
Sheet 1 of 7



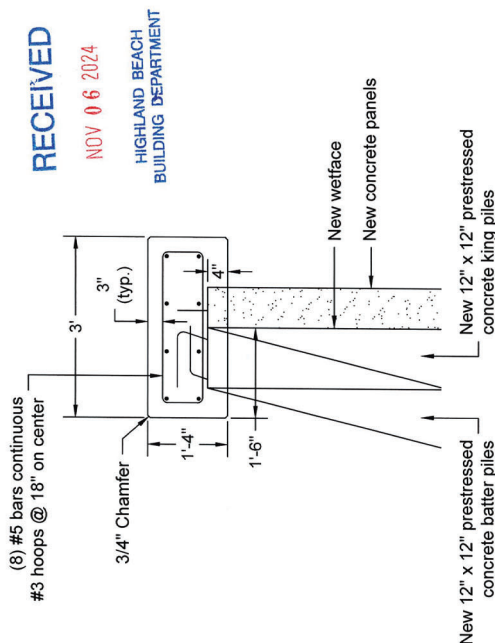




**Overall Plan View**  
Scale: 1' = 10'-0"



## Seawall Section



## Cap Steel Detail

PREVIOUSLY APPROVED PLANS  
(PZ-24-15)

**Project Engineer**  
**MW ENGINEERING, INC**  
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Pompano Beach, FL 33060  
Ofc: 954-532-0129  
[WWW.MwEngineering.net](http://WWW.MwEngineering.net)

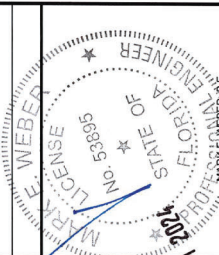
Sheet 3 of 7

**Contractor**  
**RAY QUALMANN MARINE**  
**CONSTRUCTION, INC**  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

**Project Information**  
**New Seawall / New Dock**  
 Robert Hammond  
 4203 Tranquility Drive  
 Highland Beach, FL 33487

DATE \_\_\_\_\_

9-26-24



**MARK E. WEBER, P.E.**  
**LICENSE #33895 | CA 30702**

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Page 149

Consultant

**UNLIMITED PERMIT  
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Contractor

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Pompano Beach, FL 33062  
(954) 941-0132

Project Information

**New Seawall / New Dock**  
Robert Hammond  
4203 Tranquility Drive  
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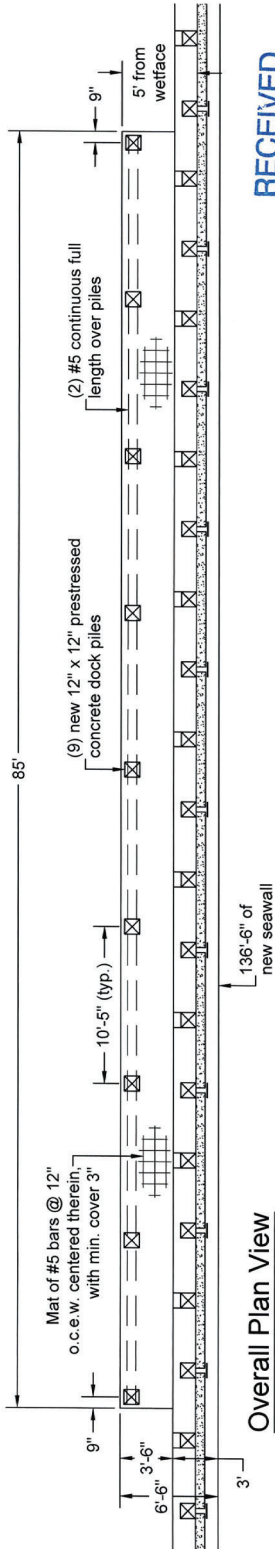
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9-26-24

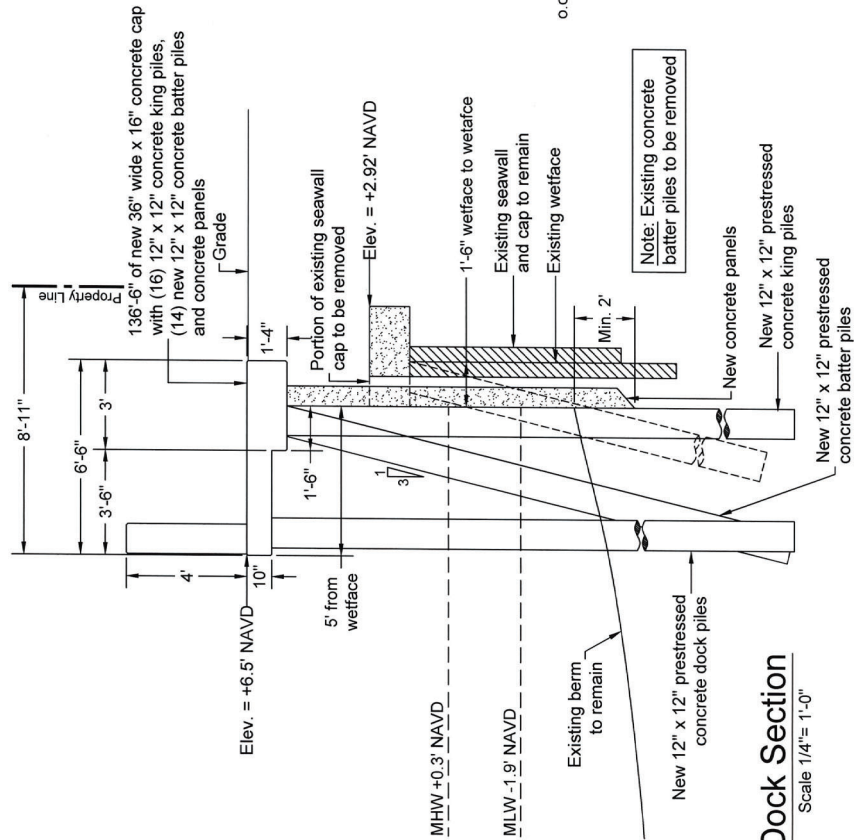


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MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
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Sheet 4 of 7



**Overall Plan View**  
Scale: 1/8" = 1'-0"



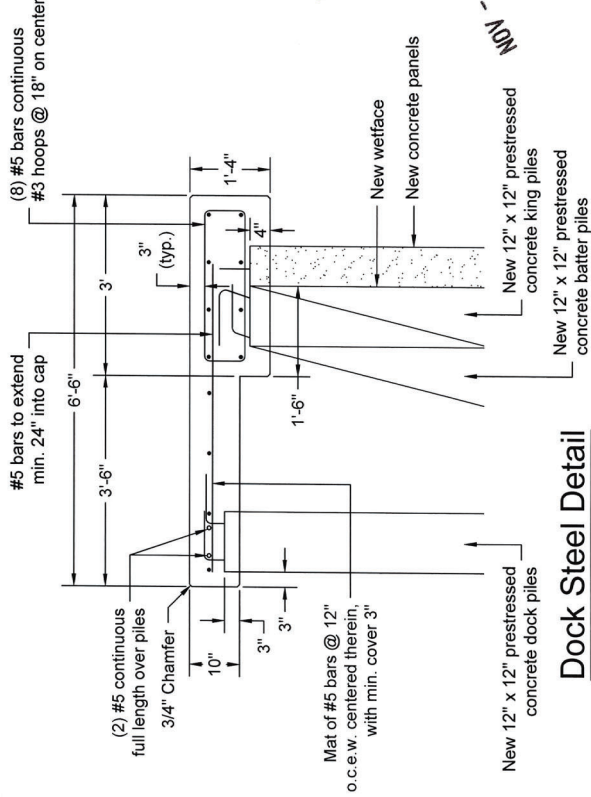
**Dock Section**  
Scale 1/4" = 1'-0"

**PREVIOUSLY APPROVED PLANS  
(PZ-24-15)**

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**NOV 06 2024**

**HIGHLAND BEACH  
BUILDING DEPARTMENT**



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







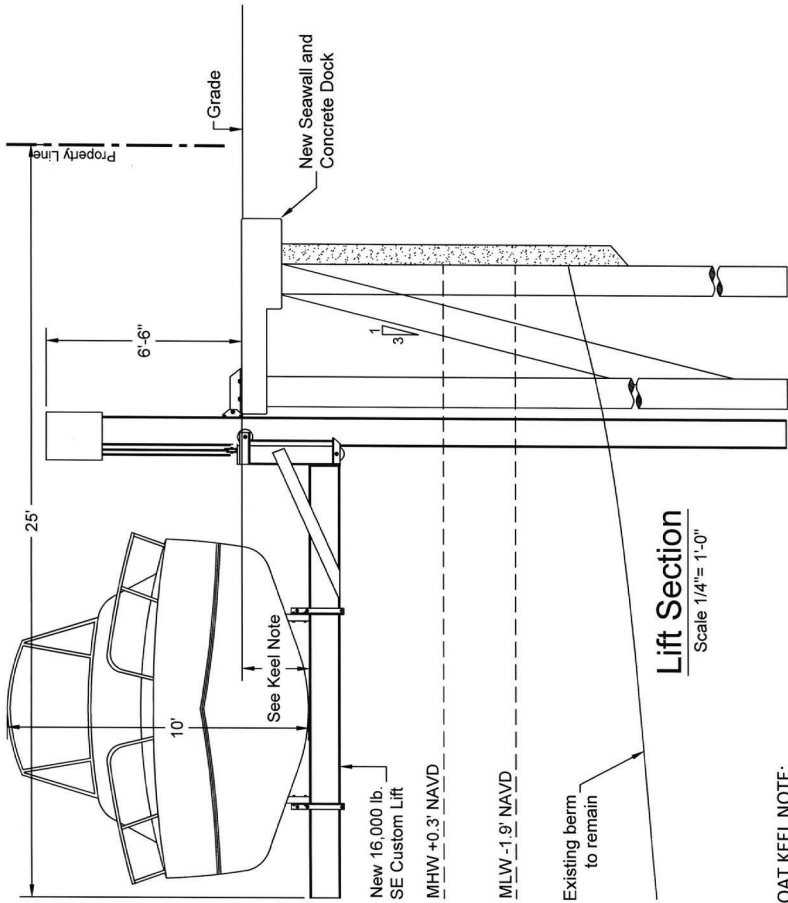
For Illustrative Purposes - Boat May Change

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HIGHLAND BEACH  
BUILDING DEPARTMENT

PREVIOUSLY APPROVED PLANS  
(PZ-24-15)



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 c with boatlift definition is Sec. 30-131 - Definitions of t

Boat lifts means the bottom of the keel of any boat shu hoisted greater than one foot above the minimum sea elevation. In no case shall the lift be higher than the su of the boat when lifted.

DATE

Consultant

**UNLIMITED PERMIT SERVICES, INC**  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129

Project Engineer

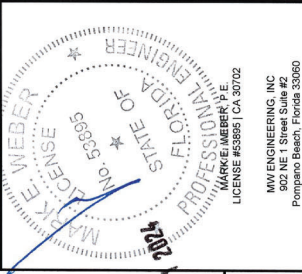
**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
Pompano Beach, FL 33060  
Ofc: 954-532-0129

Contractor

**RAY QUALMANN MARINE CONSTRUCTION, INC**  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

Project Information

**New Seawall / New Dock**  
Robert Hammond  
4203 Tranquility Drive  
Highland Beach, FL 33487



Sheet 6 of 7



LEGEND

A.E. = ANCHOR EASEMENT  
A/C = AIR CONDITIONER  
C.B.S. = CONCRETE BLOCK STRUCTURE  
C = CALCULATED  
CH = CHORD  
CL = CENTERLINE  
C/S = CONCRETE SLAB  
CONC. = CONCRETE  
D.E. = DRAINAGE EASEMENT  
Δ = DELTA (CENTRAL ANGLE)  
EL., ELEV. = ELEVATION  
F.F. = FINISHED FLOOR  
F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
L = ARC LENGTH  
L.B. = LICENSED SURVEY BUSINESS  
LS = LICENSED SURVEYOR  
M = MEASURED  
NO I.D. = NO IDENTIFICATION  
N/A = NOT APPLICABLE

P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929  
P = PLAT  
P.B.C. = PALM BEACH COUNTY  
P.B. = PLAT BOOK  
P.C. = POINT OF CURVATURE  
P-K = PARKER KALON COMPANY  
D = DEED  
0.00'x = SPOT ELEVATION  
P.R.C. = POINT OF REVERSE CURVATURE  
PG. = PAGE  
R = RADIUS  
R/W = RIGHT OF WAY  
U.E. = UTILITY EASEMENT  
C.L.F. = CHAINLINK FENCE  
PL = PROPERTY LINE  
Ø = DIAMETER  
B.L. = BUILDING LINE

SYMBOL

- WATER METER
- UTILITY POLE
- FIRE HYDRANT
- ELECTRIC BOX
- WATER VALVE
- CATCH BASIN
- ELECTRIC HAND HOLE
- ANCHOR
- TELEPHONE BOX
- SANITARY BOX
- IRRIGATION CONTROL VALVE
- ELECTRIC METER

- OVERHEAD WIRE LINE (OH)
- CHAIN LINK FENCE (C.L.F.)
- WOOD FENCE (W.F.)
- METAL FENCE (M.F.)
- PLASTIC FENCE (P.F.)

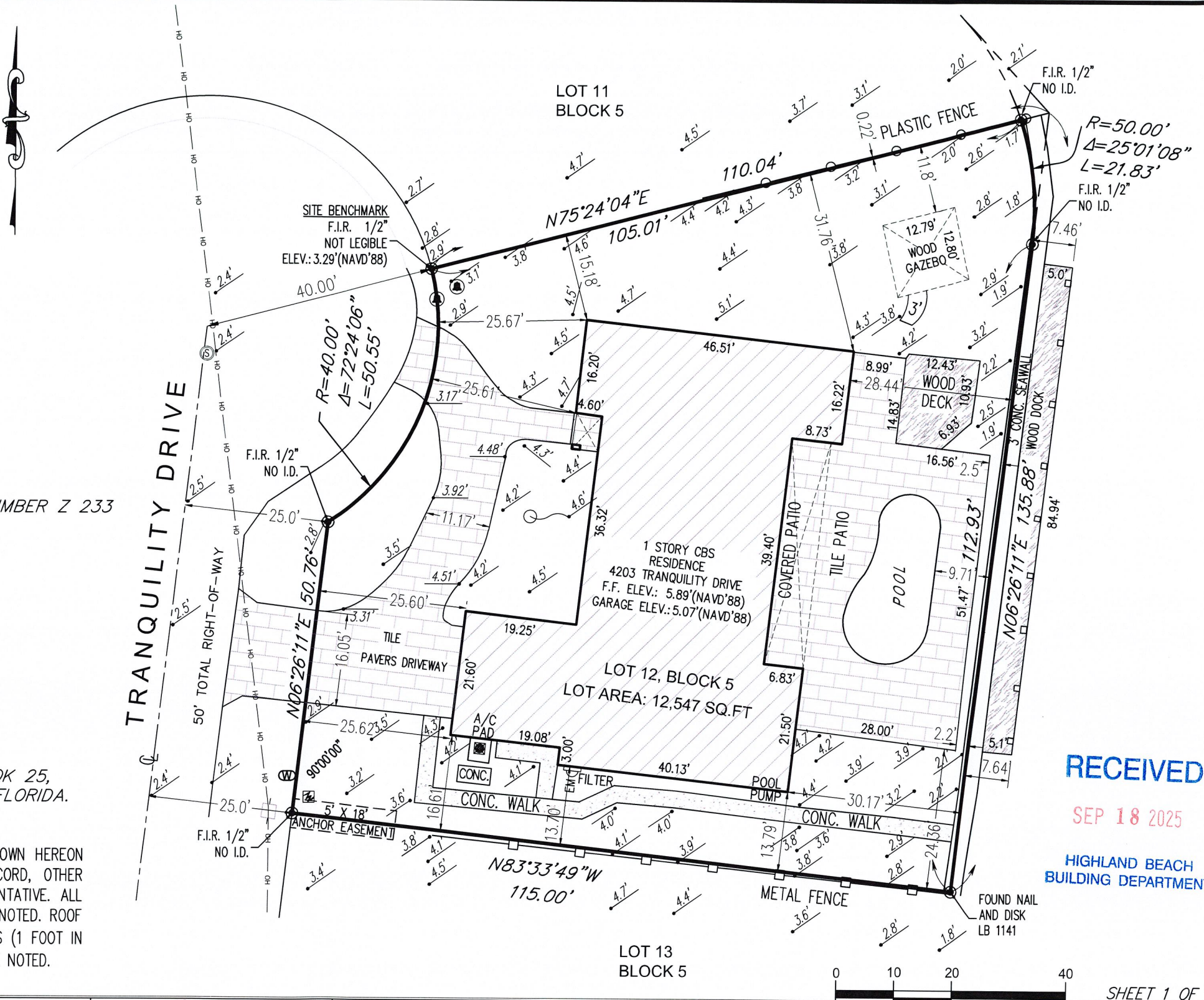
BENCHMARK OF ORIGIN:  
PALM BEACH COUNTY BENCHMARK NUMBER Z 233  
ELEVATION: 16.020'(NAVD'88)

CERTIFIED TO:  
ROBERT D. HAMMOND


LEGAL DESCRIPTION:

LOT 12, BLOCK 5 "BEL LIDO",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25,  
PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

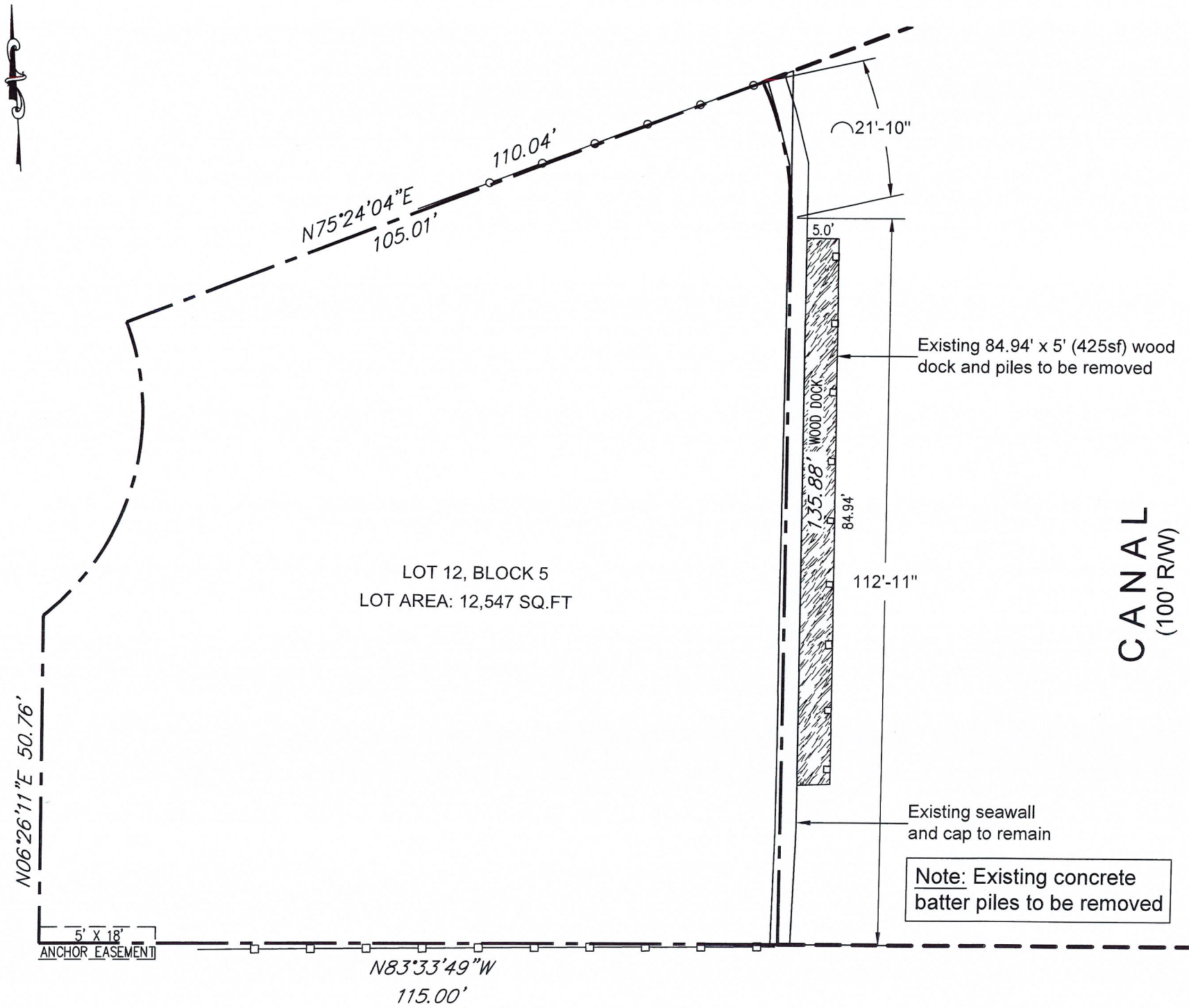
SURVEY NOTES:  
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.



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BUILDING DEPARTMENT

MAP OF BOUNDARY SURVEY				SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.  <div>Date: 06/01/2024</div>	<div></div> <div><b>BASELINE LAND SURVEY LLC</b></div> <div>1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229</div> <div>JOB NO.: 06-05-142</div>
COMMUNITY PANEL# 125111-0989	FLOOD ZONE: AE	BASE FLOOD EL.: AR: 6.0'(NAVD'88)	DRAWN BY: A.A.				
			CHECKED BY: J.K.				
DATE OF FIRM: 10/05/2017		BASIS OF BEARING: S/E R/W LINE OF TRANQUILITY DRIVE, SAID LINE HAVING BEARING OF N06°26'11"E.			JOHN E. KUCHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
PROPERTY ADDRESS: 4203 TRANQUILITY DRIVE, HIGHLAND BEACH, FLORIDA 33487				PARTY CHIEF: HECTOR M.			
				SURVEY DATE: 06/01/24			





## Existing Site Plan

Scale: 1" = 20'

3	08.08.25	Staff Comments
2	05.01.25	Adjust Dock Size to Field Conditions
1	04.15.25	Elevation Changed / Lower Dock Added
REVISIONS		CORRECTIONS

See attached survey supplied by owner for exact property information.

### PROPERTY DETAIL

LOCATION ADDRESS	4203 TRANQUILITY DR
MUNICIPALITY	HIGHLAND BEACH
PARCEL CONTROL NUMBER	24-43-47-04-02-005-0120
SUBDIVISION	BEL LIDO IN
OFFICIAL RECORDS BOOK/PAGE	35009 / 745
SALE DATE	APR-2024
LEGAL DESCRIPTION	BEL LIDO LT 12 BLK 5

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HIGHLAND BEACH  
BUILDING DEPARTMENT

Consultant

### UNLIMITED PERMIT SERVICES, INC

Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
Office@unlimitedps.net

Project Engineer

**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
Pompano Beach, FL 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

Contractor

**RAY QUALMANN MARINE CONSTRUCTION, INC**  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

Project Information

**New Seawall / New Dock**  
Robert Hammond  
4203 Tranquility Drive  
Highland Beach, FL 33487

DATE

9-26-24

4-15-25

6-4-25

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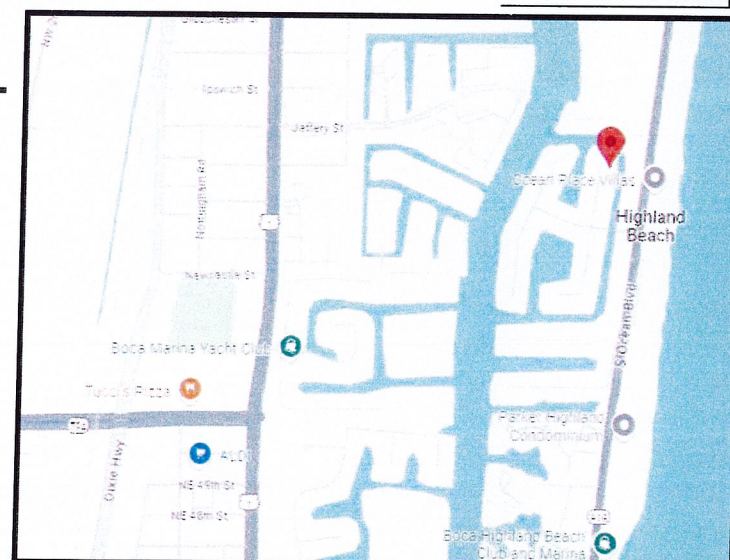
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Date: 2025.09.16:48:04-04'00'

SEP 17 2025

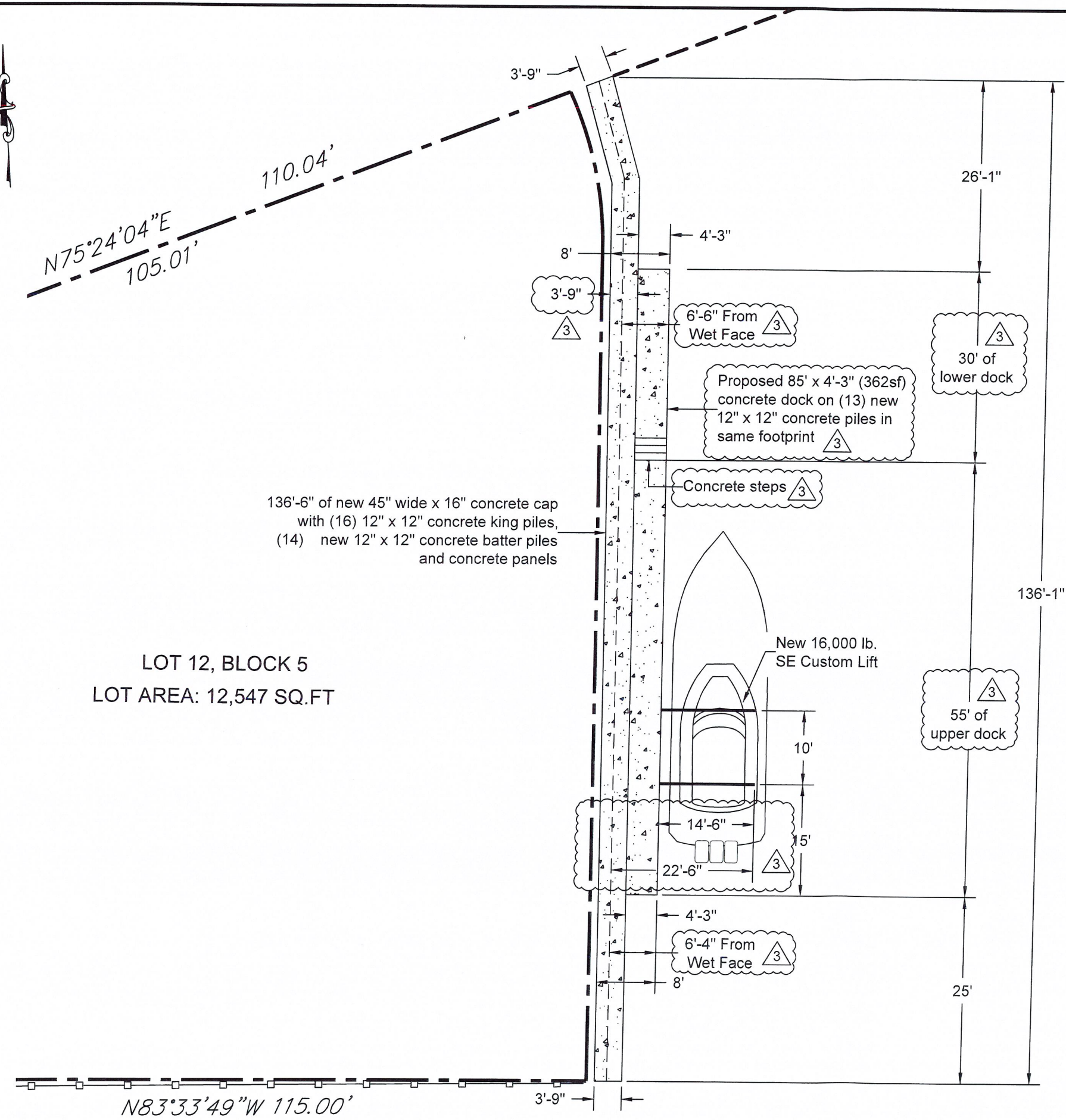
MARK E. WEBER, P.E.  
LICENSE #53895 CA 30702

MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

Sheet 1 of 8







3	08.08.25	Staff Comments
2	05.01.25	Adjust Dock Size to Field Conditions
1	04.15.25	Elevation Changed / Lower Dock Added
△ REVISIONS		□ CORRECTIONS

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HIGHLAND BEACH  
BUILDING DEPARTMENT

CANAL  
(100' R/W)

Proposed Site Plan  
Scale: 1" = 15'

Consultant  
**UNLIMITED PERMIT SERVICES, INC**  
Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
Office@unlimitedps.net

Project Engineer  
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Pompano Beach, FL 33060  
Ofc: 954-532-0129  
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Contractor  
**RAY QUALMANN MARINE CONSTRUCTION, INC**  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

Project Information  
**New Seawall / New Dock**  
Robert Hammond  
4203 Tranquility Drive  
Highland Beach, FL 33487

DATE
9-26-24
4-15-25
6-4-25

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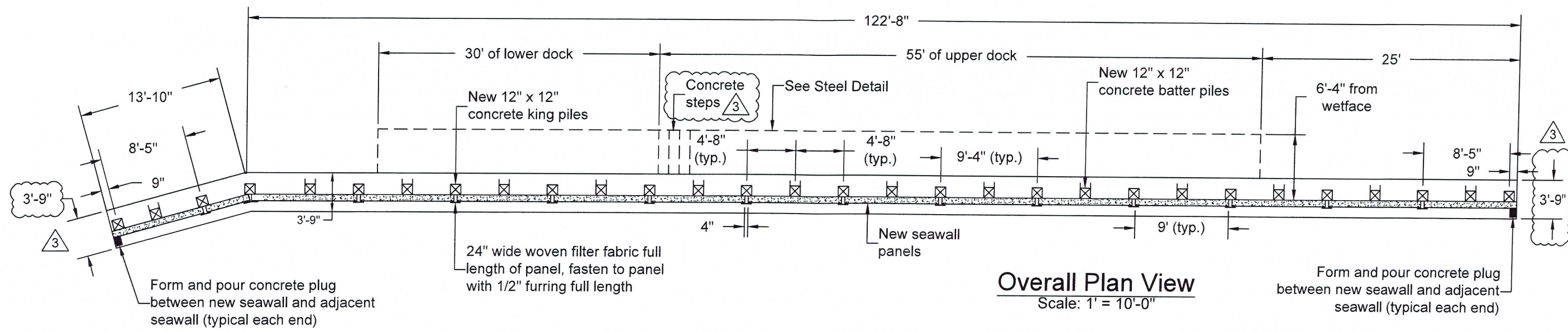
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MARK E. WEBER, P.E.  
LICENSE # 38951 CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
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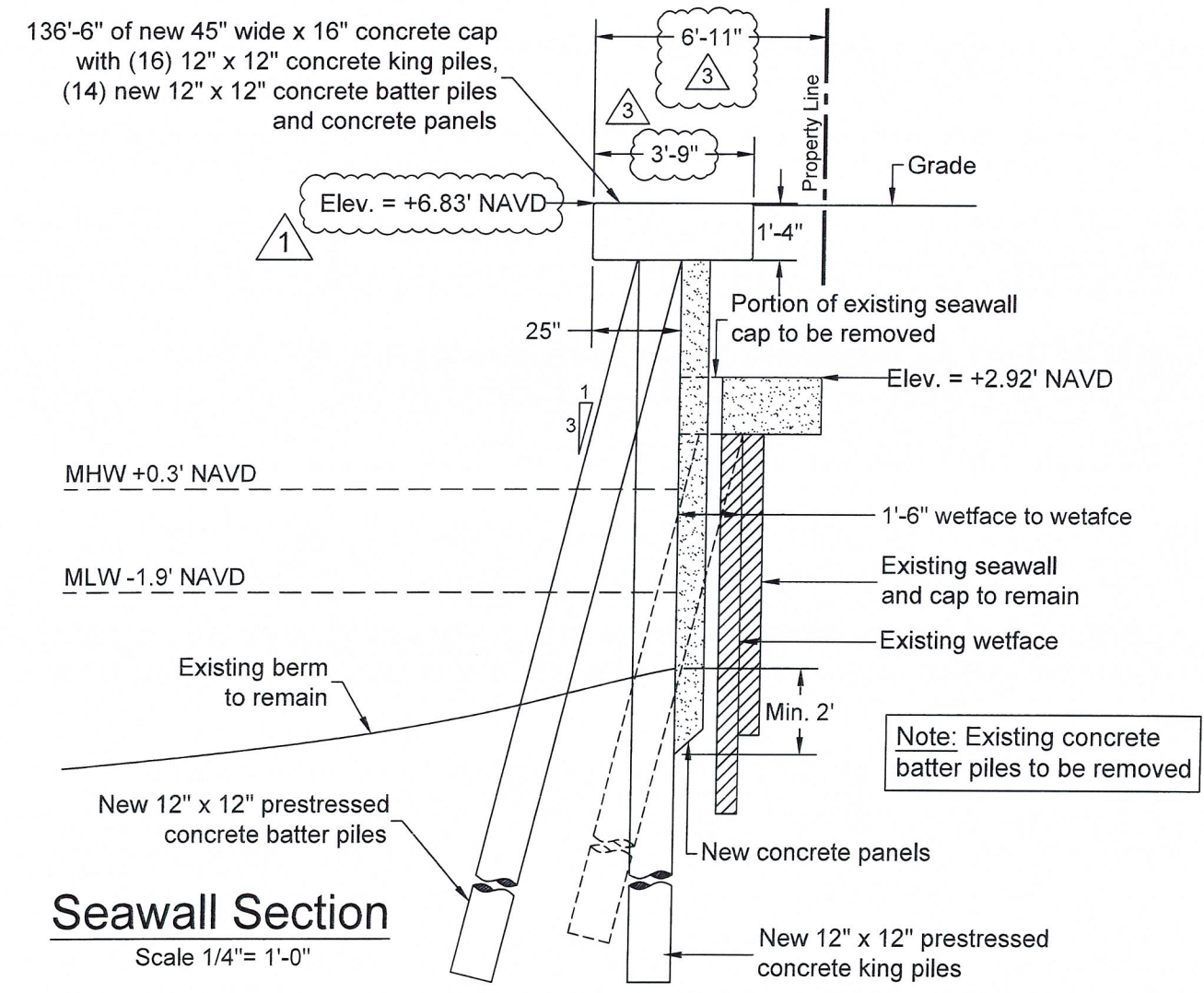
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STATE OF FLORIDA  
PROFESSIONAL ENGINEER

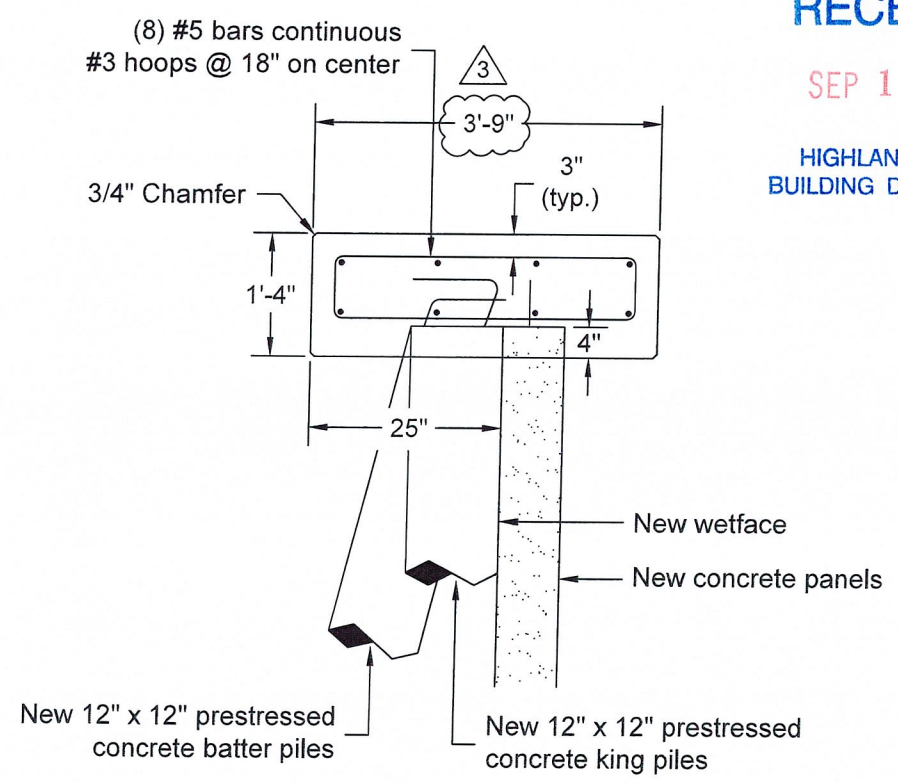




**Overall Plan View**  
Scale: 1' = 10'-0"



**Seawall Section**  
Scale 1/4" = 1'-0"



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

3	08.08.25	Staff Comments
2	05.01.25	Adjust Dock Size to Field Conditions
1	04.15.25	Elevation Changed / Lower Dock Added

☐ REVISIONS    ☐ CORRECTIONS

Project Engineer  
**MW ENGINEERING, INC**  
 902 NE 1 Street Suite #2  
 Pompano Beach, FL 33060  
 Ofc: 954-532-0129  
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Contractor  
**RAY QUALMANN MARINE CONSTRUCTION, INC**  
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 (954) 941-0132

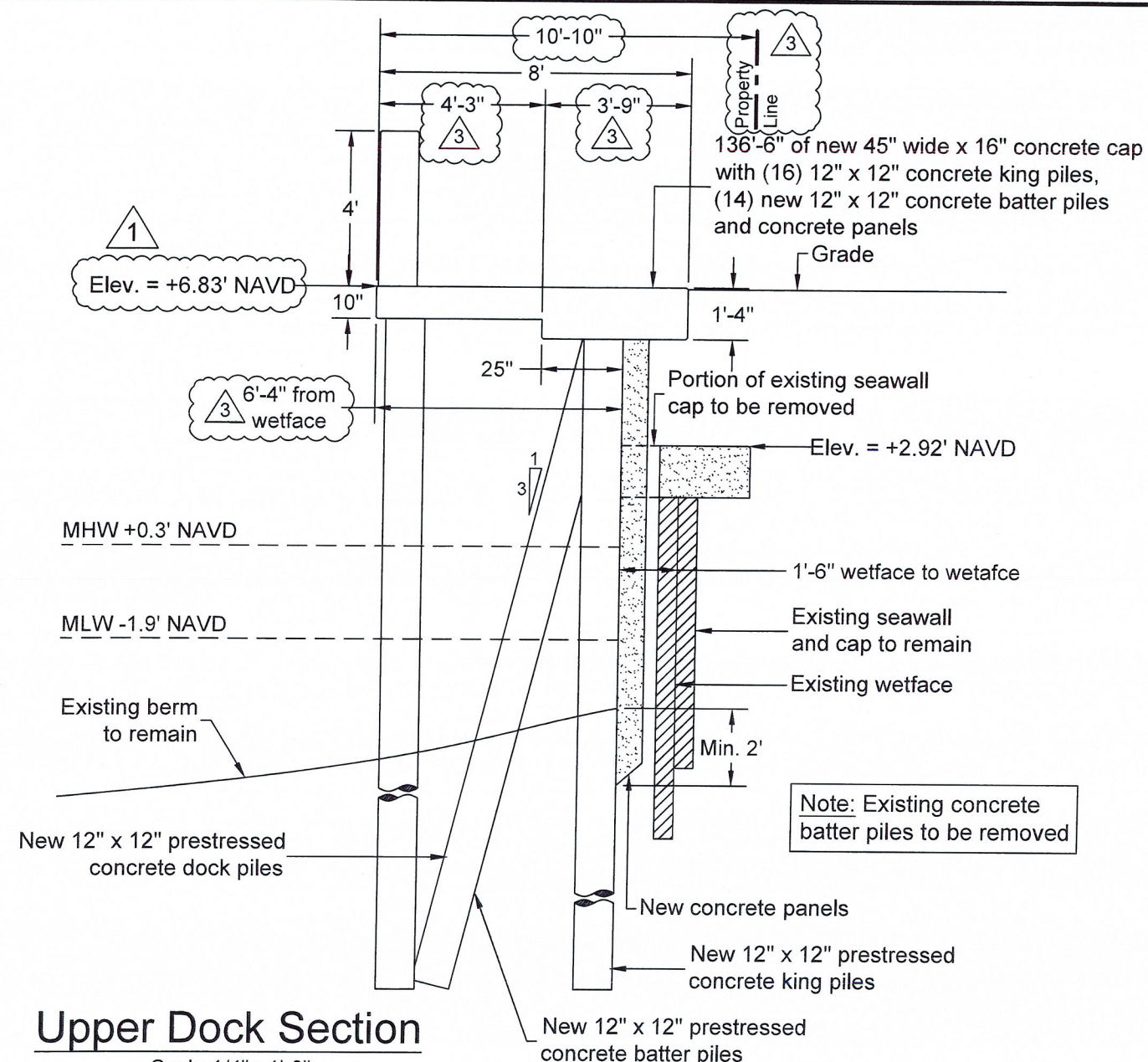
Project Information  
**New Seawall / New Dock**  
 Robert Hammond  
 4203 Tranquility Drive  
 Highland Beach, FL 33487

DATE
9-26-24
4-15-25
6-4-25

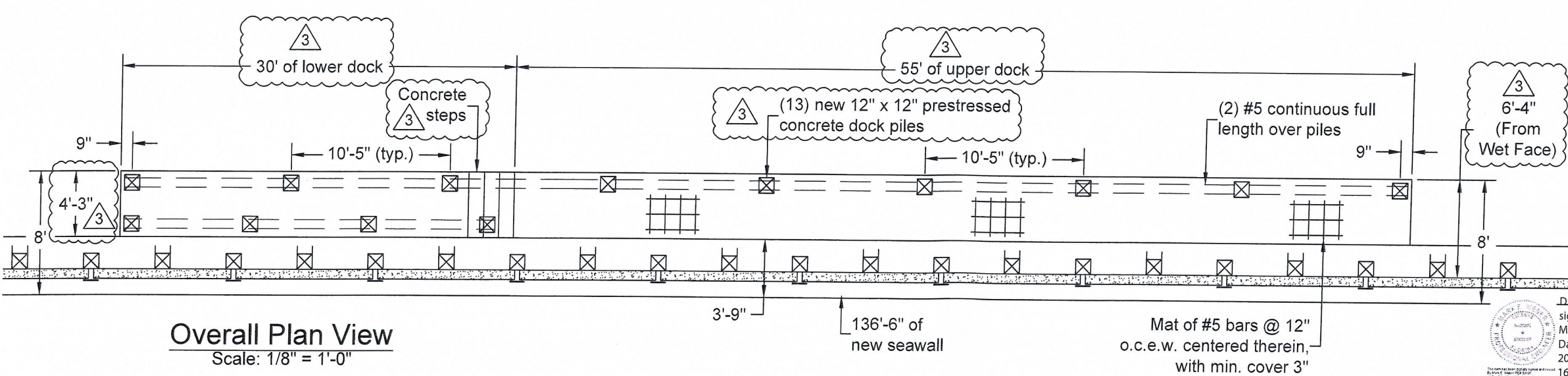
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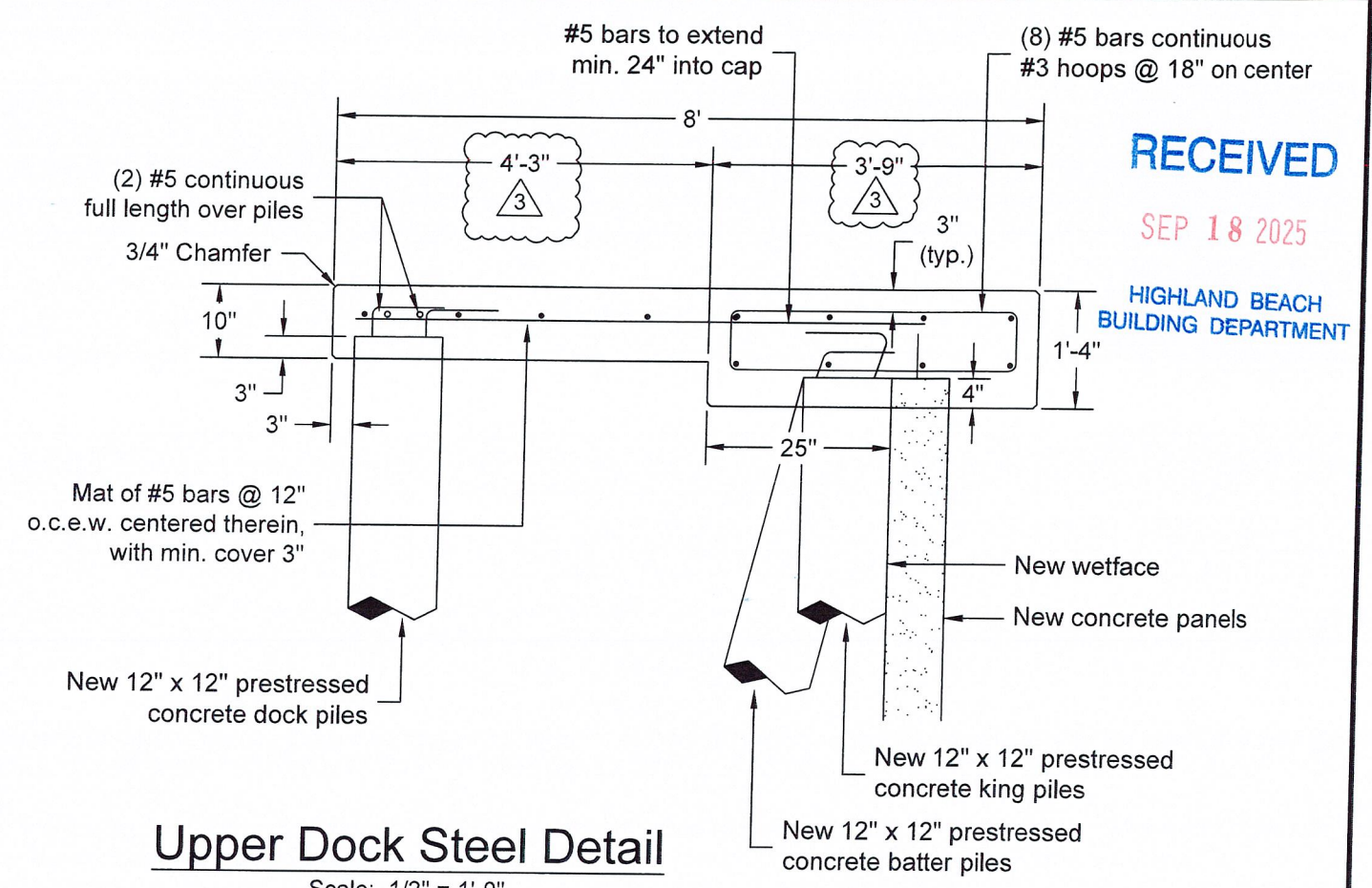




**Upper Dock Section**  
Scale 1/4" = 1'-0"



**Overall Plan View**  
Scale 1/8" = 1'-0"



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

3	08.08.25	Staff Comments
2	05.01.25	Adjust Dock Size to Field Conditions
1	04.15.25	Elevation Changed / Lower Dock Added
		△ REVISIONS    □ CORRECTIONS

**Contractor**  
**RAY QUALMANN MARINE CONSTRUCTION, INC**  
2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

**Project Information**  
**New Seawall / New Dock**  
Robert Hammond  
4203 Tranquility Drive  
Highland Beach, FL 33487

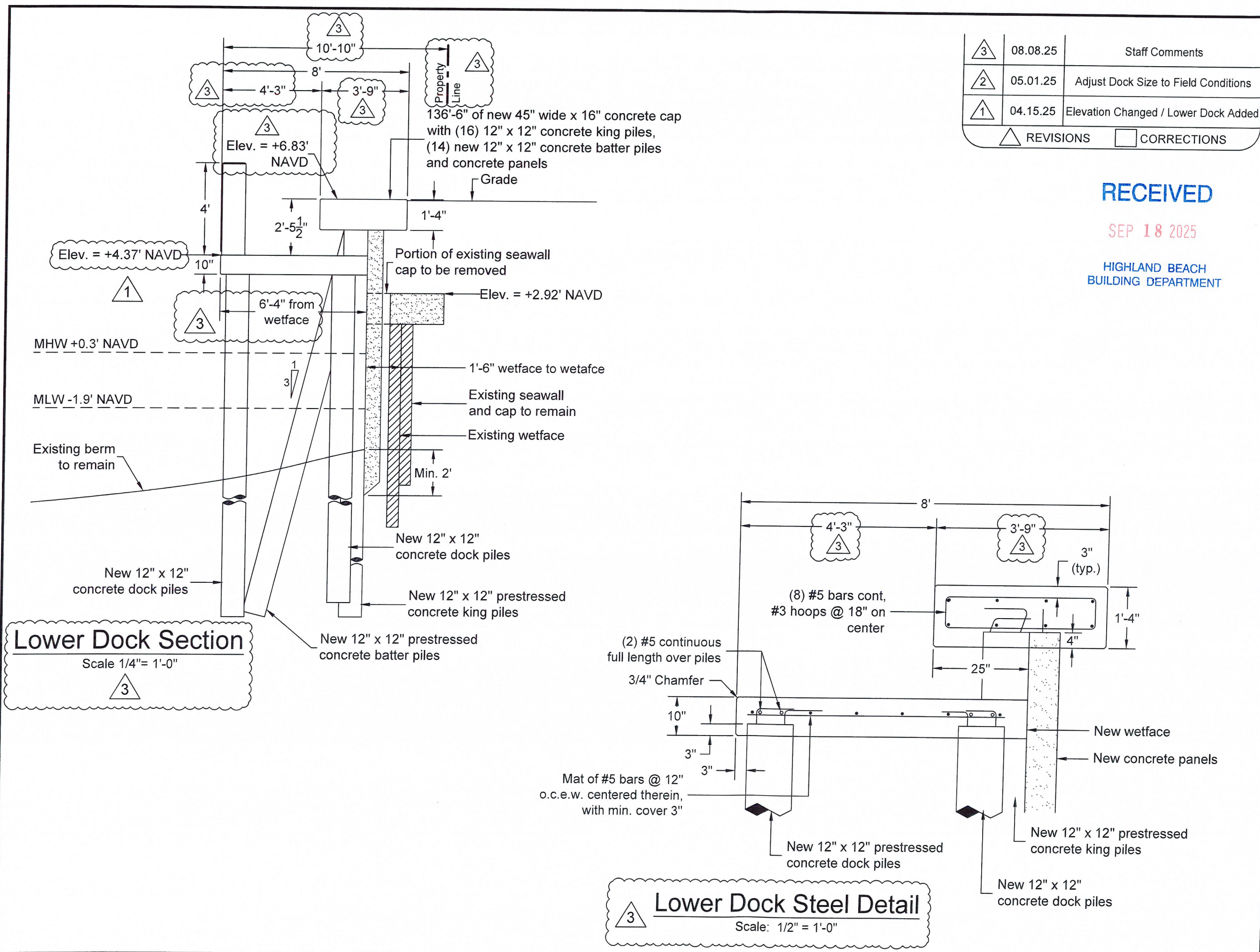
**Project Engineer**  
**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
Pompano Beach, FL 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

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LICENSE # 53895, CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

**Sheet 4 of 8**





Consultant

**UNLIMITED PERMIT SERVICES, INC**  
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Robert Hammond  
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Highland Beach, FL 33487

DATE

9-26-24

4-15-25

6-4-25

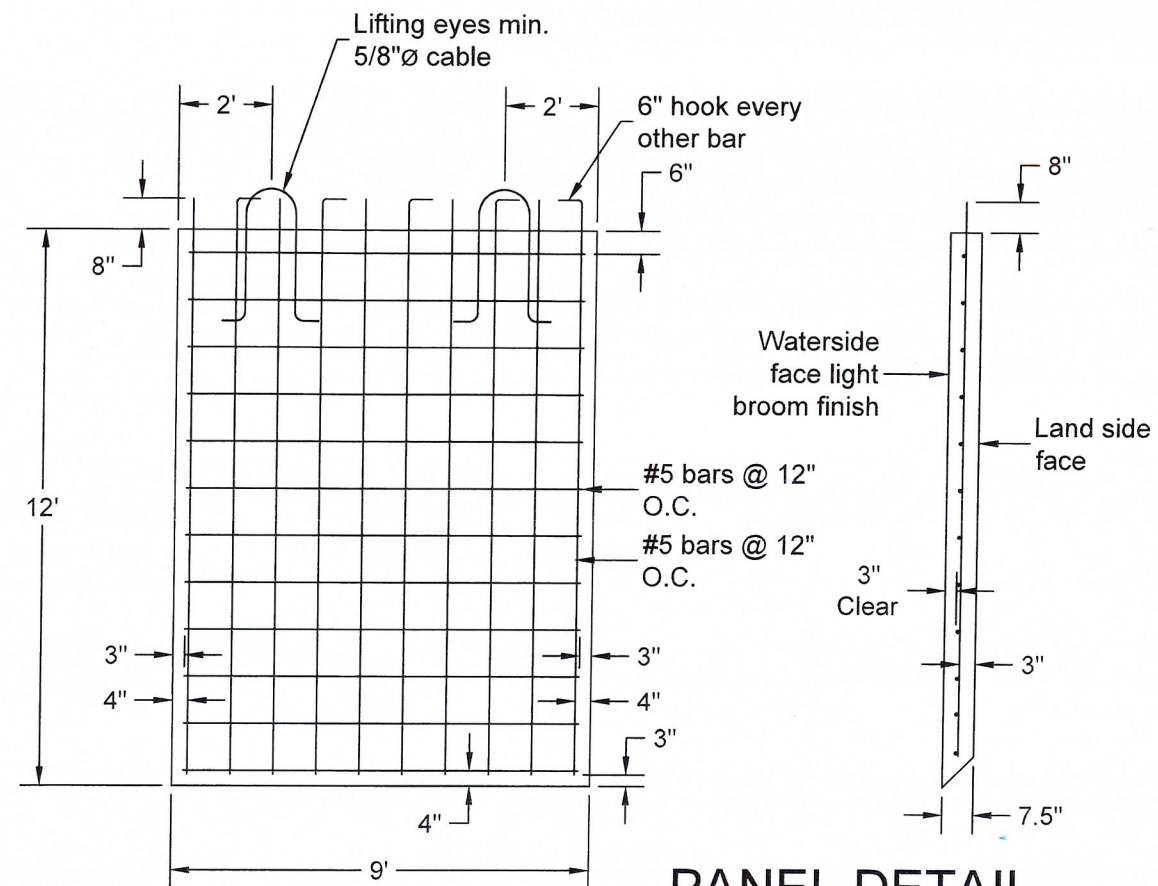
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Digitally signed by Mark E Weber  
Date: 2025.09.03 16:51:12 -04'00'

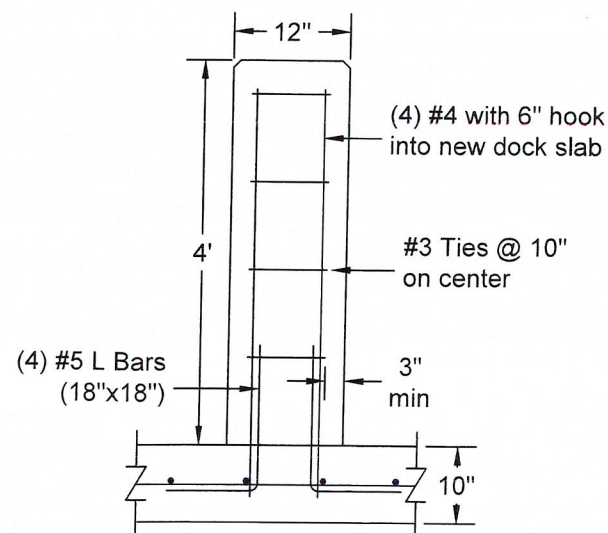
**SEP 17 2025**  
MARK E. WEBER, P.E.  
LICENSE NO. 53895  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
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Sheet 5 of 8



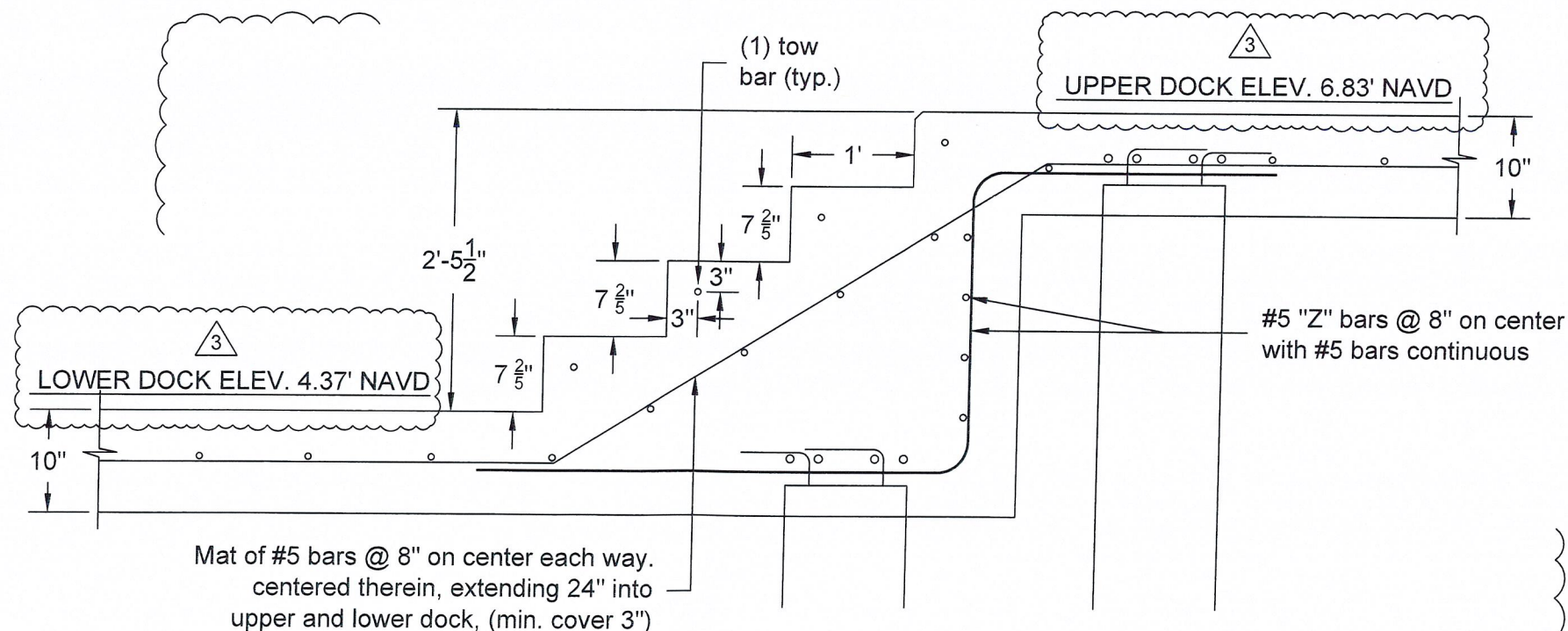


**PANEL DETAIL**  
Scale 1/4" = 1'-0"



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

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



**Concrete Step Steel Detail**

Scale: 3/4" = 1'-0"

3	08.08.25	Staff Comments
2	05.01.25	Adjust Dock Size to Field Conditions
1	04.15.25	Elevation Changed / Lower Dock Added

△ REVISIONS □ CORRECTIONS

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HIGHLAND BEACH  
BUILDING DEPARTMENT

Consultant

**UNLIMITED PERMIT  
SERVICES, INC**

Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
Office@unlimitedps.net

Project Engineer

**MW ENGINEERING, INC**

902 NE 1 Street Suite #2  
Pompano Beach, FL 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

Contractor

**RAY QUALMANN MARINE  
CONSTRUCTION, INC**

2860 NE 16 Street  
Pompano Beach, FL 33062  
(954) 941-0132

Project Information

**New Seawall / New Dock**

Robert Hammond  
4203 Tranquility Drive  
Highland Beach, FL 33487

DATE

9-26-24

4-15-25

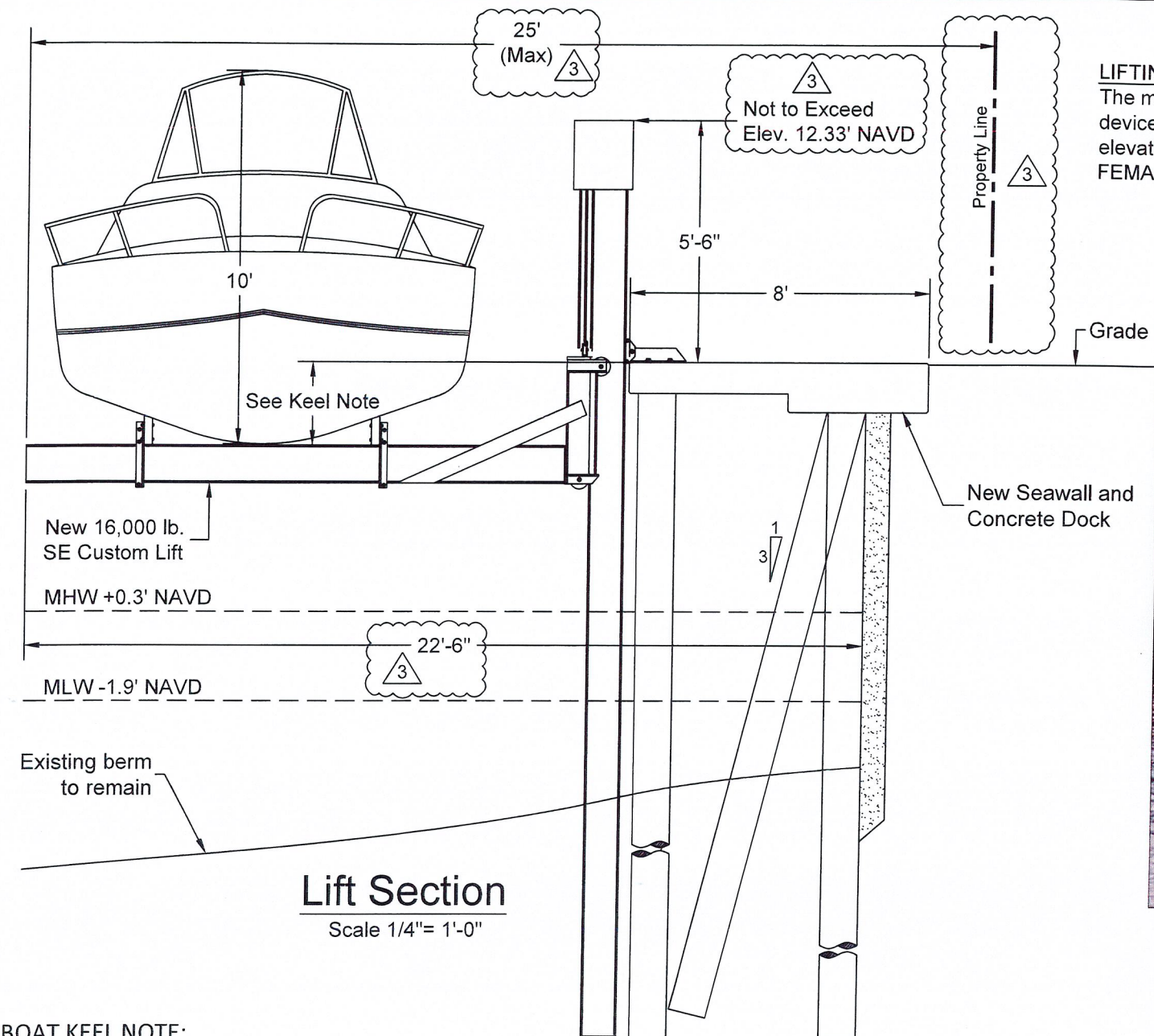
6-4-25

This item has been digitally signed and sealed by  
Mark E. Weber, P.E. on the date adjacent to the  
seal. Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.  
Chapters 471.025 and F.A.C. Rule 11G15-23.002

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Weber  
Date:  
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SEP 17 2025  
MARK E. WEBER  
LICENSE  
No. 53895  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
MARK E. WEBER  
LICENSE #53895 | CA 30702  
MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

Sheet 6 of 8





**LIFTING DEVICES:**  
The maximum height for lifting devices shall be at base flood elevation (BFE), as provided by the FEMA FIRM maps, plus (8) feet.



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 complaint 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 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.

	08.08.25	Staff Comments
	05.01.25	Adjust Dock Size to Field Conditions
	04.15.25	Elevation Changed / Lower Dock Added
 REVISIONS  CORRECTIONS		

DATE	<u>Consultant</u>	<u>Project Engineer</u>	<u>Contractor</u>	<u>Project Information</u>	
9-26-24	<b>UNLIMITED PERMIT SERVICES, INC</b> 902 NE 1st Street #2 Pompano Beach, FL 33060 (954) 532-0129	<b>MW ENGINEERING, INC</b> 902 NE 1 Street Suite #2 Pompano Beach, FL 33060 Ofc: 954-532-0129	<b>RAY QUALMANN MARINE CONSTRUCTION, INC</b> 2860 NE 16 Street Pompano Beach, FL 33062 (954) 941-0132	<b>New Seawall / New Dock</b> Robert Hammond 4203 Tranquility Drive Highland Beach, FL 33487	
4-15-25					
6-4-25					
					SEP 17 2024 Sheet 7 of 8



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  $\frac{1}{4}$  inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES:

1. Concrete shall conform to ACI 318-19 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. Fiber Reinforced Polymer (FRP) Reinforcing Bars may be used in lieu of reinforcing steel. FRP shall meet FDOT specification 932-3.1 - Use only solid, round, thermoset basalt fiber reinforced polymer (BFRP), glass fiber reinforced polymer (GFRP) or carbon fiber reinforced polymer (CFRP) reinforcing bars from producers currently on the FDOT's Production Facility Listing.
7. 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.
8. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

1. Concrete piles shall attain 6000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four -  $\frac{7}{16}$ "Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel or drill and epoxy (2) #5 12"x18" hook bars 6" into pile.

RECEIVED

SEP 18 2025

HIGHLAND BEACH  
BUILDING DEPARTMENT

Consultant

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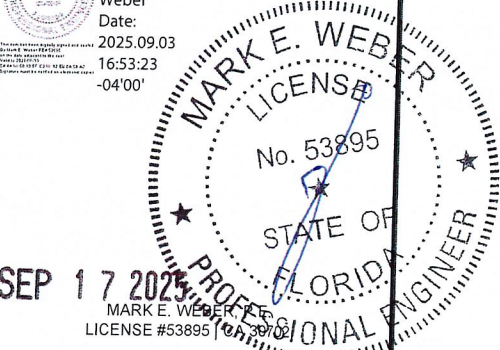
DATE

9-26-24

4-15-25

6-4-25

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signed by  
Mark E  
Weber  
Date:  
2025.09.03  
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MARK E. WEBER  
LISCENSE #53895  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 954-532-0129  
WWW.MwEngineering.net

Sheet 8 of 8



**Town of Highland Beach  
Town Commission Development Order (PB)  
Application No. PZ-25-32**



**Applicant: Robert Hammond / William Thomas**  
**Property Address: 4203 Tranquility Dr.**  
**Highland Beach, Florida 33487**

**CERTIFICATE OF MAILING AFFIDAVIT**

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-25-32 for the property located at 4203 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 4203 Tranquility Dr., Highland Beach, Florida 33487.

The mailings consisted of 103 notices that were sent first class mail and 01 notices that were sent by International Mail.

This 23<sup>rd</sup> day of September 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart  
Deputy Town Clerk





# TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. PZ-25-32

September 23, 2025

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, October 9, 2025 at 9:30 AM** in the Commission Chambers at Town Hall located at 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application.

**APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL EXCEPTION REQUEST (#PZ-24-15) TO INCREASE THE HEIGHT OF THE SEAWALL FROM 6.5 FEET NAVD TO 6.83 FEET NAVD, INCREASE THE SEAWALL CAP WIDTH FROM 36 INCHES TO 45 INCHES, CHANGE THE CONFIGURATION OF THE DOCK INCLUDING AN INCREASE IN THE NUMBER OF DOCK PILES FROM NINE (9) TO 13, INCREASE THE DOCK FROM 297.5 SQUARE FEET TO 362 SQUARE FEET, AND MODIFY THE WATERWARD EXTENSION OF AN APPROVED 16,000 POUND CAPACITY ELEVATOR BOAT LIFT FROM 21 FEET TO 22 FEET 6 INCHES MEASURED FROM THE WETFACE OF THE SEAWALL FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE.**

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: **09/24/2025 12:02 PM (EDT)**

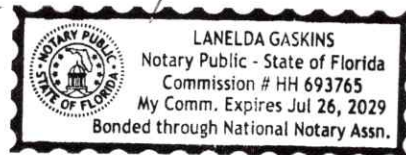
Please find a PDF of your submission details attached to this email.

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-25-32\_4203 Tranquility Dr.\_10.09.2025.pdf
- signature.png

Signature of Affiant *Jaclyn Derr* Date: 9/24/25

Signature of Notary Public *Janelda Gaskins* Date: 9/24/25




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

Highland Beach Legal Notice Submission



Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	OCTOBER 09, 2025 PLANNING BOARD APPLCIANTION NO. PZ-25-32
Publish Date	09/24/2025
Publish Time	12:01 PM (EDT)
Description	<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, October 09, 2025, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application:</p> <p>APPLICATION NO. PZ-25-32 BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., FOR AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL EXCEPTION REQUEST (#PZ-24-15) TO INCREASE THE HEIGHT OF THE SEAWALL FROM 6.5 FEET NAVD TO 6.83 FEET NAVD, INCREASE THE SEAWALL CAP WIDTH FROM 36 INCHES TO 45 INCHES, CHANGE THE CONFIGURATION OF THE DOCK INCLUDING AN INCREASE IN THE NUMBER OF DOCK PILES FROM NINE (9) TO 13, INCREASE THE DOCK FROM 297.5 SQUARE FEET TO 362 SQUARE FEET, AND MODIFY THE WATERWARD EXTENSION OF AN APPROVED 16,000 POUND CAPACITY ELEVATOR BOAT LIFT FROM 21 FEET TO 22 FEET 6 INCHES MEASURED FROM THE WETFACE OF THE SEAWALL FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE.</p> <p>APPLICANT: ROBERT HAMMOND</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>
Attach Files (Optional)	<div><div></div><div>AD_PB_PZ-25-32_4203 Tranquility Dr._10.09.2025.pdf</div></div>

Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes
Signature	