AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, August 14, 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

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. July 10, 2025

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.

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.

9. ANNOUNCEMENTS

August 21, 2025 1:30 P.M. Town Commission Meeting (tentative)

September 09, 2025 1:00 P.M. Special Magistrate Hearing

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

10. ADJOURNMENT

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.

File Attachments for Item:

A. July 10, 2025





TOWN OF HIGHLAND BEACH PLANNING BOARD REGULAR MEETING MINUTES

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

Date: July 10, 2025

Time: 9:30 AM

1. CALL TO ORDER

Chairperson Mendelson called the meeting to order.

2. ROLL CALL

Board Member David Axelrod

Board Member Greg Babij

Board Member Roger Brown

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

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/Rosen - Moved to approve the agenda as presented which

passed 7 to 0.

5. SWEARING IN OF THE PUBLIC

Deputy Town Clerk Jaclyn DeHart swore in those giving testimony.

6. APPROVAL OF MINUTES

A. June 12, 2025

Motion: David/Rosen - Moved to approve the minutes as presented which

passed 7 to 0.

Planning Board Regular Meeting Minutes

Date: July 10, 2025



7. UNFINISHED BUSINESS

A. None

8. NEW 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 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 acknowledged the additional public comments that were submitted and had been provided to the Board Members along with the backup information. She mentioned the proposed amendments are a result of the evaluation and appraisal review of the Town's Comprehensive Plan that was conducted by the Town's Planning Consultant, Inspire Placemaking Collective. Florida Statue requires every local government review their comprehensive plan at least once every seven (7) years.

After a preliminary review with staff and consultants, staff notified the State Land Planning Agency (FloridaCommerce) that amendments to the Town Comprehensive Plan were necessary, which was acknowledged the same day on December 19, 2024. The amendments must be transmitted within one (1) year of the notification date for review.

Staff and Inspire have been working on the amendments for six (6) months and the proposed amendments went before the Town Commission on June 17, 2025. The Town Commission made a motion to move this to the Planning Board for review. There are nine (9) Elements, over 200 Goals, Objectives and Policies (GOPs), and a map series. The proposed amendments will include a new data analysis section.

Town Planner Allen introduced Emilee Aguerrebere and Chris Dougherty from Inspire Placemaking Collective.

Ms. Aguerrebere gave a presentation that included a brief overview of why the comprehensive plan is being updated, the amendment process, summary of key changes being made and the remaining steps in the process.

Chairperson Mendelson opened the hearing up for public comment.

Mr. Timothy Routolo provided comments.

Planning Board Regular Meeting Minutes

Date: July 10, 2025



The Board Members discussed the amendments along with their recommendations for changes. It was the consensus of the Board to continue the public hearing until the next meeting so staff could review comments made by Planning Board Members and bring back the proposed changes for review.

Motion:

Mendelson/Rosen – Moved to continue the public hearing until August 14, 2025, and have staff bring the changed language back to the Planning Board for consideration. Based upon a roll call: Chairperson Mendelson (Yes), Vice Chairperson Rosen (Yes), Member Brown (Yes), Member Babij (Yes), Member Powell (Yes), Member David (Yes), and Member Axelrod (Yes). The motion passed on a 7 to 0 vote.

9. ANNOUNCEMENTS

August 14, 2025 9:30 AM Planning Board Meeting

10. ADJOURNMENT

The meeting adjourned at 10:34 AM.

APPROVED on August 14, 2025, Planning Board Regular Meeting.

	Ilyne Mendelson, Chairperson
ATTEST:	Transcribed by: Jaclyn DeHart, Deputy Town Clerk
Jaclyn DeHart Deputy Town Clerk	Date

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

File Attachments for Item:

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



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE August 14, 2025

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Proposed amendments to the Town's Comprehensive Plan based on

the evaluation and appraisal review.

SUMMARY:

At the July 10, 2025 Planning Board meeting, the Board considered proposed amendments to the Town's Comprehensive Plan based on the evaluation and appraisal review prepared by Inspire Placemaking Collective ("Inspire"). The Planning Board moved to continue the public hearing until August 14th, 2025, and have staff bring the changed language back to the Planning Board for consideration (motion carried 7-0). Discussion by the Board included flexibility in the process of doing affordable housing, not encouraging assisted living or small market uses, and not encouraging buses on SRA1A. Proposed revisions to the Goals, Objectives, and Policies of the Comprehensive Plan based on the Board's latter discussion are provided as follows (new proposed additions are denoted by a bolded double <u>underline</u> and new proposed deletions are denoted by a bolded double <u>strikethrough</u>):

Future Land Use Element:

Objective FLU-1.1 Implement Appropriate Land Development Regulations

[LANGUAGE REVISED TO CLARIFY INTENT OF THE ORIGINAL TEXT AS REQUESTED BY BOARD CHAIR]

The Town shall implement residential density regulations, non-residential intensity standards, and land development regulations to achieve the following purposes:

- 1. Adherence to a policy of encouraging development which enhances Enhance the Town's living environment through prohibition of types of intensity of land development which lead to obstruction of views, overcrowding of land, and reduction in light and air.
- 2. Ensure energy-efficient land use patterns that are consistent with existing and future energy electric power generation and transmission systems.
- 3. Assure development which is compatible with topography and soil conditions.
- 4. Discourage and reduce urban sprawl.
- 5. Address greenhouse gas reduction strategies.
- 6. Reduction in Reduce the potential for loss of life, beach and dune erosion, and loss of life and property damage associated with landfall of tropical storms.

- 7. Reduction ine the total future demand upon the potable water supply to be provided by the Town.
- 8. Retention of ain endangered and threatened plant and animal species.
- 9. <u>Promote</u> Avoidance of a decline in the <u>maintenance of a safe and efficient</u> level of traffic service on S.R. A1A <u>to help reduce congestion-related impacts</u>, such as <u>with resulting increases in vehicular accidents</u>, noise levels and air pollution <u>and to preserve the overall</u> which together cause a general decline in the quality of <u>life in</u> the Town's living environment.

Policy FLU-1.1.4

[THIS POLICY IS PART OF A GREATER CONVERSATION FOR THE TOWN. IT WAS DISCUSSED, BUT NO DIRECTION WAS PROVIDED.]

The Town may work towards allowing existing buildings to redevelop or substantially renovate at their original densities in order to: 1) maintain a stable population and tax base; and 2) to encourage its older building stock to rebuild or substantially renovate to meet current building code and safety standards. Additional standards such as maintaining existing heights or footprints may be considered in the land development code.

Policy FLU-1.1.7

[BOARD CHAIR REQUESTED THIS POLICY TO BE REMOVED]

The Town shall consider allowing additional Land Use Classifications which support the needs of its aging population demographic. Such uses may include: continuing care or assisted living, or a small market. These would help limit the necessity of seniors to drive out of Town frequently and are consistent with FLU Objectives 1.1.4, 1.1.5 and 1.1.9, and Housing Policy H-1.4.1.

Transportation and Mobility Element: Policy TME-1.1.4

[REMOVES "ENCOURAGES" AND "SUPPORTS" AS REQUESTED BY BOARD]

The Town <u>may consider</u> supports expansion of present <u>area</u> transit service to include service along S.R. A1A <u>where consistent with community preferences and in coordination with the Florida Department of Transportation and regional transit <u>providers.</u> and would encourage transit <u>usage</u> <u>The Town may</u> disseminateion of schedule information, route maps, and bus stop locations to residents if such service is implemented and by other means as may be appropriate.</u>

Housing Element:

Policy H-1.5.5

[REVISED LANGUAGE TO INCLUDE "AS APPLICABLE"]

The Town shall coordinate, as applicable, with the US Department of Housing and Development, Florida State Housing Initiatives Partnership Program (SHIP), and other relevant agencies regarding the facilitation development of affordable and workforce housing within the context of the Town's land use framework when necessary.

Policy H-1.5.6

[BOARD REQUESTED MORE FLEXIBILITY IN THIS POLICY]

The Town <u>may establish</u> <u>shall implement specific criteria regarding</u> application and processing procedures for affordable housing development as <u>appropriate through its</u> <u>identified in the land development regulations.</u>

Policy H-1.5.7

[BOARD REQUESTED MORE FLEXIBILITY IN THIS POLICY]

The Town recognizes the benefits of affordable workforce housing and <u>may support the</u> <u>implementation of relevant</u> <u>shall continue to implement its current</u> housing programs, including the Live Local Act, as applicable.

Additional non-substantive revisions have been made, including minor formatting changes as well as the following:

- A cover sheet and map outline were added to the Future Land Use Map Series.
- On the Existing Land Use Map, the existing land use designation for the Townhouses of Highland Beach Condominium was changed from 'recreation and open space' to 'multi-family residential.' The recreation and open space designation was provided in error given the principal use is multi-family residential.

ATTACHMENTS:

July 10, 2025 Planning Board Agenda Memorandum.

Ordinance.

Town Ordinance Process Flowchart.

FloridaCommerce Notification Acknowledgement Letter (December 19, 2024).

Town Notification letter to FloridaCommerce (December 19, 2024).

Business Impact Estimate (BIE).

Additional public comment received after July 10, 2025 Planning Board meeting.

Public comment received prior to July 10, 2025 Planning Board meeting.

RECOMMENDATION:

At the discretion of the Planning Board.



TOWN OF HIGHLAND BEACH AGENDA MEMORANDUM

MEETING TYPE: Planning Board

MEETING DATE July 10, 2025

SUBMITTED BY: Ingrid Allen, Town Planner, Building Department

SUBJECT: Proposed amendments to the Town's Comprehensive Plan based on

the evaluation and appraisal review.

SUMMARY:

The proposed amendments are being processed as part of the evaluation and appraisal review of the Town's Comprehensive Plan. Pursuant to Section 163.3191, Florida Statutes (F.S.), at least once every 7 years, each local government in the state shall evaluate its Comprehensive Plan to determine if plan amendments are necessary to reflect changes in state requirements. Local governments shall also evaluate and, as necessary, update the Comprehensive Plan to reflect changes in local conditions. Updating of the Comprehensive Plan based on the evaluation an appraisal review requires compliance with the State Coordinated Review Process as provided in Section 163.3184(4), F.S.

On December 19, 2024, staff notified the State Land Planning Agency (FloridaCommerce) that amendments to the Town Comprehensive Plan were necessary since the Town's last update of the Comprehensive Plan in 2018. The Town is required to transmit such Comprehensive Plan amendments to FloridaCommerce and corresponding state reviewing agencies within one (1) year of this notification date.

The Town's Comprehensive Plan currently contains the following nine (9) Elements, over 200 Goals, Objectives and Policies (GOPs), and a map series:

- Future Land Use Element
- Transportation Element
- Housing Element
- Infrastructure Element
- Coastal Management/Conservation Element
- Recreation and Open Space Element
- Intergovernmental Coordination Element
- Capital Improvements Element
- Property Rights Element

The Town's Planning consultant, Inspire Placemaking Collective ("Inspire"), has conducted an evaluation and appraisal review of the Town Comprehensive Plan in compliance with the requirements of Sections 163.3191 and 163.3177, F.S. The proposed amendments to the

Comprehensive Plan include a new Data and Analysis section, and changes to both the map series and GOPs. Note that the proposed changes to the GOPs are denoted by an <u>underline</u> for additional language and a <u>strikethrough</u> for deleted language.

In compliance with the Town's Ordinance Process Flowchart (see attached), on the June 17, 2025, the Town Commission considered an introduction/conceptual review of the amendments to the Town's Comprehensive Plan. The Commission made a motion to move the amendments to the Town's Comprehensive Plan to the Planning Board for review (motion carried 5-0). The Planning Board which serves as the Local Planning Agency is required to make a recommendation on the amendments to the Town Commission. Following a recommendation from the Board, the amendments will go back before the Commission for a transmittal hearing, and if approved, the amendments will be transmitted to the FloridaCommerce and other state reviewing agencies. FloridaCommerce will provide the Town with an Objections, Recommendations, and Comments (ORC) report regarding the proposed Comprehensive plan amendments within 60 days after receipt. Inspire along with Town staff will address any ORC accordingly and then the Town Commission will hold its second public hearing to determine whether to adopt the amendments to the Comprehensive Plan.

ATTACHMENTS:

Ordinance.

Town Ordinance Process Flowchart.

FloridaCommerce Notification Acknowledgement Letter (December 19, 2024).

Town Notification letter to FloridaCommerce (December 19, 2024).

Business Impact Estimate (BIE).

RECOMMENDATION:

At the discretion of the Planning Board.

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COMMISSION OF THE HIGHLAND BEACH, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO IMPLEMENT THE TOWN'S EVALUATION AND APPRAISAL REVIEW; ADDING A DATA AND ANALYSIS SECTION; MODIFYING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT, THE TRANSPORTATION AND MOBILITY ELEMENT, THE HOUSING ELEMENT, THE INFRASTRUCTURE ELEMENTS, THE **COASTAL** MANAGEMENT/CONSERVATION ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, **IMPROVEMENTS** ELEMENT, CAPITAL AND PROPERTY RIGHTS ELEMENT; MODIFYING THE MAP **SERIES** IN ACCORDANCE WITH **STATUTORY** FOR SEVERABILITY; REQUIREMENTS; PROVIDING PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3191, Florida Statues, requires that each local government evaluate its Comprehensive Plan at least once every seven (7) years to determine if plan amendments are necessary to reflect changes in state requirements and/or local conditions since the last update of the comprehensive plan, and notify the state planning agency as to its determination; and

WHEREAS, on December 19, 2024, the Town provided a notification letter to the state land planning agency expressing its intent to update the Comprehensive Plan to reflect changes to State law since the last major update of the comprehensive plan in 2018; and

WHEREAS, on December 19, 2024, the state land planning agency provided the Town with a letter acknowledging receipt of the Town's notification letter; and

WHEREAS, the Planning Board, sitting as the Local Planning Agency, conducted a public hearing to review the proposed amendments to the Town's Comprehensive Plan and provide a recommendation to the Town Commission; and

WHEREAS, having conducted all of the duly advertised public hearings required by Chapter 163, Florida Statutes, the Town Commission wishes to amend its Comprehensive Plan and determines that the adoption of this Ordinance is in the interests of the health, safety and welfare of the residents of the Town of Highland Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF HIGHLAND BEACH, FLORIDA that:

SECTION 1. The foregoing facts and recitations contained in the preamble to this Ordinance are hereby adopted and incorporated.

SECTION 2. The Town Commission hereby amends the Comprehensive Plan as set forth in Exhibit "A" attached hereto and incorporated herein (additional language is <u>underlined</u> and deleted language is <u>stricken through</u>).

SECTION 3. In accordance with Section 163.3184(4), Florida Statutes, Town staff is hereby directed to transmit the Comprehensive Plan amendment documents to the state land planning agency and other review agencies within ten (10) working days after the first public hearing.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 6. This Ordinance shall become effective pursuant to the state land planning agency's notice of intent. If timely challenged, this Ordinance shall become effective when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

The forgoing Ordinance, on first reading, was move Commissioner, and upon being put to	
Mayor Natasha Moore Vice Mayor David Stern Commissioner Judith Goldberg Commissioner Don Peters Commissioner Jason Chudnofsky	— — — —
on first reading at the Regular Commission 2025.	on meeting held on the day of,
The forgoing Ordinance, on second reading, was moby Commissioner, and upon being p	· · · · · · · · · · · · · · · · · · ·

Mayor Natasha Moore Vice Mayor David Ste Commissioner Judith Commissioner Don Pe	ern Goldberg
Commissioner Jason C	Chudnofsky
on second and final read of, 2025.	ading at the Regular Commission meeting held on the day
	Natasha Moore, Mayor
ATTEST:	REVIEWED FOR LEGAL SUFFICIENCY
Lanelda Gaskins, MMC Town Clerk	Leonard G. Rubin, Town Attorney Town of Highland Beach



Exhibit "A"

2045 Comprehensive Plan EAR Amendments Data & Analysis Memorandum

Introduction

This Evaluation and Appraisal Review (EAR) Memorandum supplies the necessary Data and Analysis for amendments to the Town of Highland Beach's Comprehensive Plan to be consistent with recent changes to the Florida Statutes. The most significant change proposed within this amendment package is the update to the plan's horizon year to 2045 – establishing 10 and 20 year planning periods.

The purpose of this report is to demonstrate that the Town of Highland Beach has successfully taken into consideration its future, including its projected 2045 population, the capacities of its utilities, and other considerations. The topics described below include the Town's future land use and carrying capacity, transportation, housing, infrastructure, coastal management and conservation, recreation and open space, intergovernmental coordination, and capital improvements - the elements of the comprehensive plan.

1. Population

Florida Statutes §163.3177(1)(f)3 states that comprehensive plans shall be based upon the jurisdiction's projected permanent and seasonal populations within the identified planning horizon. For the Town of Highland Beach, the planning horizon year is 2045.

Population growth trends can reliably be based on historic trends or more algorithmic projections and their future planning falls into ranges of low, medium and high growth. Florida Statute \$163.3177(1)(f)3 typically requires a minimum projection of medium population growth "absent physical limitations on population growth." The Town of Highland Beach is one such community with physical limitations on its population growth. As a barrier island which has very limited vacant land, the Town cannot accommodate medium growth under its current development regulations. Therefore, the population growth projection for this EAR is based on the maximum growth the land area allows under the Town's current future land use policies.

Current Population

The University of Florida's Bureau of Economic and Business Research (BEBR) provides population projections for the state and counties and annual estimates for each jurisdiction in the state. In 2024¹, BEBR estimated that the Town of Highland Beach had 4,287 permanent residents. The Town also had a seasonal population of approximately 3,564 (45.5%) meaning the Town's total

¹ BEBR April 1, 2024



population was 7,851. Because there has been no known development since that time, this study uses the April 1, 2024 population estimate as its base.

Projected Population

Typically, populations are projected using metrics related to a share of the overall population of a county. Under this methodology, the Town of Highland Beach's population growth would be tied either to historical population share estimated over a period of the past 50 years at .299% of Palm Beach County's population or by current trends, estimated at a .277% share of the Palm Beach County's population. However, because there is such limited vacant land in the Town of Highland Beach, these standard projection methods were determined not to apply.

Though it is anticipated by the Town that over time a greater percentage of the seasonal population may become permanent, it is impossible with the available vacant land area for the Town to accommodate more than a few additional dwelling units under any planning horizon. **Table 1.1** shows that under current regulations and with the current developable land available, it is anticipated that an additional 23 people will move into the Town over the next 20 years. Please see the *carrying capacity analysis* in the next section for further explanation.

Table 1.1: Population Projections with available developable land

Year	Permanent	Seasonal	Projected Population
April 1, 2024	4,287	3,564	7,851
2035	4,293	3,570	7,863
2045	4,299	3,574	7,873

Source: BEBR base population modified by Town of Highland Beach vacant land restrictions

Future Considerations

Many of the Town's buildings were constructed with development regulations which allowed greater density than what is currently allowed by the adopted future land use map. Many of these large, coastal, residential buildings were built several decades ago, and some will need to be heavily renovated or rebuilt, conceivably within the 2045 planning horizon. If existing buildings are to be rebuilt under lower density allowances, the Town is facing the possibility of population decline and may need to consider impacts of the regulations; these may include difficulties attracting developers or the costs associated with providing the same services to fewer people.

2. Impacts on Land Use

Carrying Capacity Analysis

One common planning tool utilized to understand a community's ability to successfully accommodate anticipated growth is a *carrying capacity analysis*, which requires a close examination of the spatial relationships between existing land uses, environmentally significant



features, and Future Land Use Map designations. This analysis was conducted using the following four-step process:

1. Using the Department of Revenue (DOR) use codes included within the latest Palm Beach County Property Appraiser's parcel data, each property within the Town was assigned a generalized existing land use designation (e.g., low density residential, commercial, vacant, etc.). The result of this effort is shown in Map 2. Existing Land Use and Table 2.1 below.

Table 2:1 Existing Land Use

Existing Land Use	Acres (2009)	Percent (2009)	Acres (2025)	Percent (2025)	
Multi-Family Residential	154.3	40.3%	159.8	38.2%	
Single Family Residential	91.3	23.8%	96	23.0%	
Water	74	19.3%	83.5	20.0%	
Transportation ROW	N/A	N/A	31.4	7.5%	
Conservation	N/A	N/A	19.8	4.7%	
Recreation and Open Space	N/A	N/A	12.1	1.1%	
Vacant	36.3	9.5%	9.8 ¹	2.3%	
Governmental	19.1	5.0%	4.7	1.1%	
Institutional	5	1.3%	3.2	0.8%	
Commercial	2.9	0.8%	2.9	0.7%	
Total	382.9	100.0%	418.3	100.0%	
¹ Includes Milani Park and Milani development parcels					

Source: Highland Beach EAR, 2009 and Palm Beach County Property Appraiser

- 2. All lands not possessing a 'vacant' generalized existing land use designation were removed as they are less likely to be developed for future residential activity compared to currently vacant land
- 3. Any portions of 'vacant' lands which contained a wetlands feature (as determined by the latest National Wetlands Inventory (NWI) shapefile) were removed, as these lands are not considered suitable for future development activity.
- 4. Finally, the carrying capacity of the leftover vacant land was determined by assuming each remaining property will develop to the maximum density permitted by its underlying future land use designation (see **Map 3**).
- 5. N.B.- Existing Land Use acreages vary somewhat from the 2009 EAR analysis for several reasons, including the data sets used and the fewer land use categories used, DOR code updates, etc. Table 2.1 aims to neutralize discrepancies to the maximum extent possible to show the land use changes over time.



Table 2.2: Carrying Capacity for the Town of Highland Beach

Future Land Use Category	Acres	Vacant Acres	Vacant Wetlands Acres	Max Density DU/Acre	Carrying Capacity DU
Single Family	62.3	1.5	0.2	4	5
Multiple Family (Low)	163.3	8.1	7.2	6	5
Multiple Family (Medium)	34.6	0.2	0.0	12	3
Multiple Family (High)	36.6	0.0	0.0	16	0
Government	4.7	0.0	0.0	N/A	0
Recreational Open Space	14.8	0.0	0.0	N/A	0
Conservation	0.8	0.0	0.0	N/A	0
Non-Future Land Use Categories					
Water	69.8	N/A	N/A	N/A	N/A
Transportation ROW	31.4	N/A	N/A	N/A	N/A
Total	418.3	9.8	7.4	N/A	13
Total Residents ¹ 23					

¹Calculated by multiplying the total dwelling units by the person per household of Highland Beach (1.84)

Sources: Palm Beach County Property Appraiser, 2024; Town of Highland Beach, 2024

Future Considerations

As shown above, the Town of Highland Beach only has approximately 9.8 acres of land that is vacant and not within a wetland. This analysis shows extremely minimal population growth which could be offset into negative population growth should any existing buildings be rebuilt at lower densities. The Town should consider whether it is comfortable with little, no, or negative population growth. Implications could include limits to services and increases to taxes if current services are supported by fewer residents.

3. Impacts on Housing

The Town of Highland Beach is a small primarily residential barrier island community. As noted above, there is limited land available for new development and few opportunities to expand housing options within its boundaries. The data does not indicate a need for more housing; however, the age of the existing housing stock combined with a limited ability to rebuild at current densities under the current regulations deserves consideration. The information provided in this chapter is primarily derived from the 2018-2022 American Community Survey 5-year Estimates and data from the Florida Housing Data Clearinghouse.

² The carrying capacity run on vacant acres includes the Milani park site and Milani development parcels, which total 6.5 of the 9.8 acres. Currently, it is not expected that there would be any dwelling units in the park and six dwelling units were submitted for development review on January 23, 2025. Therefore, the number of dwelling units may be lower.



Table 3.1: Projected Housing Demand

	Permanent	Population	Seasonal Population		Total Population	
Year	Projected Residents	Housing Units Needed ¹	Projected Residents	Housing Units Needed ¹	Projected Residents	Housing Units Needed ¹
2035	4,293	2,333	3,570	1,940	7,863	4,273
2045	4,299	2,336	3,574	1,943	7,873	4,279

¹ Assuming an average of 1.84 persons per household. For more information on how this number was derived, see Attachment A).

Source: Florida Housing Data Clearinghouse, 2025.

Housing Supply

In 2022, the Town of Highland Beach had a total of approximately 4,519 housing units, where nearly 85 percent is composed of multi-family housing units (2 or more units) (ACS, 2022; FDCH, 2024). This includes duplexes, condos, and apartments. The remaining units consist of single-family detached homes, townhomes, and oceanfront estates (ACS, 2022; FDCH, 2024).

Of the total housing inventory, approximately 2,325 units were occupied, while 2,194 units were vacant (ACS, 2022; FHDC, 2024). The high vacancy rate can be attributed to the significant seasonal population, as 1,931 units (42%) remained vacant for seasonal, recreational, or occupational purposes (ACS, 2022). The average household size was 1.84 persons per unit (Inspire, 2024). Of the occupied units, 94.7% were owner-occupied, while 5.3% were rental properties (ACS, 2022; FHDC, 2024).

Housing Affordability

"Housing cost burden" refers to the percentage of a household's income spent on housing expenses. It is commonly used to assess the affordability of housing. To be considered affordable, total housing costs should not surpass 30 percent of a household's income. "Area Median Income (AMI)" reflects the median income distribution within a given area.

In 2022, Palm Beach County had a median income of \$76,066, while the Town of Highland Beach had a significantly higher median income of \$140,045 (ACS, 2022). This data indicates that residents in Highland Beach likely have greater financial means, which could make housing more affordable for them relative to the rest of the County. In 2023, the median value of an owner-occupied unit in the Town was \$825,200, with a median monthly owner cost of \$3,849 (ACS, 2023). Meanwhile, the median gross rent was \$3,500 (ACS, 2023).

The Florida Housing Data Clearinghouse provides information on households that are cost burdened by municipality. The data shows that about 62.5% of households earn above 100% of the AMI and are not cost-burdened, allocating less than 30% of their income toward housing. Whereas, 2.5% of households earn 30% or less of the AMI and are considered severely cost-burdened, spending more than 50% of their income on housing. While the data indicates that a small but significant portion of low-income households face a much higher housing cost burden, the majority



of households in the area experience a manageable housing cost burden. This highlights that there are affordability challenges faced by the lowest-income residents. **Table 3.2** outlines cost-burdened households by income estimates in 2022 for the Town of Highland Beach.

Table 3.2: All Households, Cost Burden by Income, 2022 (Estimate)

Household Income (% of Area Median	Housing Cost Burden (% of income spent on housing)			
Income (AMI))	Non-Cost Burdened	Cost Burdened	Severely Cost Burdened	
income (AMI))	(30% or less)	(30.1 – 50%)	(More than 50%)	
30% AMI or less			2.5%	
30.01% – 50% AMI	1.3%	3.1%	3.2%	
50.01% – 80%	1.8%	5.4%	6.2%	
80.01% – 100%	1.1%	0.7%	1.0%	
Greater than 100% AMI	62.5%	5.7%	5.3%	

Source: "All Households, Cost Burden by Income, 2022 Estimates" from FDCH, 2024

Highland Beach's Comp plan provides for adequate and affordable housing in its Housing Element Policies 1.5.1 —Policy 1.5.4. More specifically, Policy 1.5.3 requires the Town to "coordinate with the private sector to encourage new housing developments to provide for a range of housing types that are affordable to all income groups in a proportion that is reflective of demand." And Policy 1.5.4 states "the Town will coordinate as appropriate with other agencies to ensure that its income qualified residents are made aware of affordable housing and housing assistance programs and will support regional affordable housing efforts through such mechanisms as letters of support, lobbying, and the dissemination of information."

Future Considerations for Housing

The median age in the town is 70.1, with approximately 63.3% of the population above the age of 65 years old (ACS, 2023). Around 17.3% of the population is between the ages of 80 and 84 (ACS, 2023). In addition to an elderly population, over 75 percent of the housing stock was built prior to 1989, nearly 40 years ago (ACS, 2023). Together, this raises questions about the maintenance of these older buildings, as well as type of future housing development in the area.

The rebuilding of housing is complicated as many of the properties are non-conforming and generally, with the exception of a catastrophic event, cannot be rebuilt with the same number of dwelling units that they contain today. Specifically, the Town's code Sec. 30-105 a(2) states that should a "nonconforming structure or nonconforming portion of a structure be destroyed or damaged by any means to an extent of more than fifty (50) percent of the assessed value of the structure at the time of destruction, or damage, it shall not be reconstructed except in conformity with the provisions of this article." While some buildings could be rebuilt with fewer units at higher price points, decreasing the number of units allowed during reconstruction or substantial renovation could also disincentivize investment in the redevelopment of others.



4. Recreation and Open Space

The Town meets its adopted level of service standards for public recreation facilities and open space, which are: "one library and community room for every 10,000 permanent and seasonal residents, and one mile of bicycling trail for every 5,000 people."

The Highland Beach Library serves as a key venue for Town residents and includes a community room that hosts events focused on education, social interaction, and group recreational and other activities. It also features a reading rotunda, screen porches overlooking the Intracoastal waterway, and public computers accessible to the public. Additionally, a 2.8 mile bicycle trail runs along A1A and a sidewalk runs along the west side of A1A. There is a current project on A1A, widening the road to include 5 feet bike lanes in each direction (not protected, but striped). The bike lanes will stretch from Grand Court to Linton Blvd, and the project is expected to be completed in Summer of 2025.

In addition to these public options, many residents have access to private recreational facilities within their residential complexes, which often include amenities such as pools, fitness centers, sports courts, and also have private beachfront access. Additionally, Milani Park, located within the Town but now owned by Palm Beach County, is planned for future design and construction, offering potential for expanded recreational opportunities.

Future Considerations

The Town is currently meeting its Level of Service standards. It could consider enhancing the pedestrian path and biking trail, including working to maintain a consistently-shaded path and including benches, water facilities, and improved signage, and clearly demarcated separation and increased width. These would contribute to a safer experience, particularly for seniors, while promoting health and wellness and sustainability. The Town could also consider how Milani Park might benefit its residents and be involved with County decision-making.

5. Coastal Management and Conservation

The Coastal Management/Conservation Element addresses the Town of Highland Beach's natural environment, including coastal resources, and related issues such as hurricane evacuation and emergency management. The Town has designated 23.45 acres (6.4%) of its land area as "Conservation" on the Future Land Use Map, thereby preserving their use and function for conservation purposes. Additionally, within the Town limits of Highland Beach, there are additionally 41.5 acres of Estuarine and Marine wetlands.

The Town protects its natural and coastal environment through the administration and enforcement of the Resource Protection Standards in its Code of Ordinances (Chapter 20, Article IV.) as well as coordination with other agencies having jurisdiction and regulatory authority over the natural environment, including: the U.S. Army Corps of Engineers, the South Florida Water



Management District, the Florida Department of Environmental Protection, and Palm Beach County.

Southeast Palm Beach County Coastal Resilience Partnership (CRP)

In 2019, the Town entered an Interlocal agreement with the City of Boca Raton, the City of Boynton Beach, the City of Delray Beach, the City of Lake Worth Beach, the Town of Lantana, and the Town of Ocean Ridge, formally creating the Southeast Palm Beach County Coastal Resilience Partnership (CRP). The goal of the CRP is to advance resiliency efforts within its geographical area. The CRP was awarded a \$72,000 Resilience Planning Grant to develop a regional framework to assess climate vulnerability and prioritize adaptation strategies. In 2021, the Coastal Resilience Partnership Multi-Jurisdictional Climate Change Vulnerability Assessment Report was completed. Included in the report is a suggested list of recommendations specific to the Town of Highland Beach to increase resiliency and sustainability in the face of increased storm frequency and strength.

Beach Restoration

To further promote conservation and responsible land stewardship, the Town provides guidelines for beach and dune management and maintenance, a list of recommended dune plants, and informational resources for dune restoration on its website².

In 2023, the Town of Highland Beach conducted a Beach Restoration Feasibility Study to evaluate options for protecting and restoring the beach within the Town. The feasibility study yielded two main recommendations for the Town: the first is a dune toe repair project and/or dry beach nourishment to restore the storm protective capacity of the beach and dune system; the second recommendation is a larger scale beach nourishment project to be pursued long term. The large-scale beach nourishment project involves dredging sand from offshore and placing it along the southern 2 miles of the Town's beach.

The cost of construction is estimated at \$14 million (in 2024 dollars). A local funding plan is needed to execute the project. Because access to the dunes and beach is largely private, County, State or Federal funding is likely unavailable. Other options for funding suggested in the study include an Ad Valorem Tax, Erosion Prevention District, or Municipal Service Benefit Unit.

Coastal/Natural Hazards

The Coastal Management/Conservation Element also addresses the Town's hurricane evacuation and emergency management strategies and plans, and coastal area planning requirements.

Flooding and storm surge from severe weather events are two potential hazards for the Town of Highland Beach. According to FIRM maps from 2024, 300 acres or 82% of the Town's land falls within a Special Flood Hazard Area. The Special Flood Hazard Area (SFHA), also known as the 100-

² https://highlandbeach.us/263/Dune-Restoration-Preservation



year floodplain, has a 1% chance of flooding in any given year and is shown as Zone A or Zone V on FEMA maps. An additional 5.7 acres (1.5%) of the Town falls within the 500-year floodplain, an area of minimal flood hazard. While the 500-year floodplain has only a 0.2% annual chance of flooding, the risk of flooding is lower, but still present.

Highland Beach also contains 40.8 acres of land designated as Coastal High Hazard Areas. Coastal High Hazard Areas are defined by Section 163.3178(2)(h)9 of the Florida Statutes as "the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model." To discourage further population concentrations in Coastal High Hazard Areas, Florida's growth management requirements discourage density, and intensity increases in these locations. Comprehensive Plan Amendments that increase density in these areas must be reviewed for impacts on evacuation level of service. Additionally, reductions in land use densities should not impair the rights of current residents.

In 2024, the Town passed a FEMA approved Flood Plain Ordinance (Ordinance No. 2024-002). This ordinance expands the applicability of stricter building codes to ensure development in flood-prone areas meets higher standards for better flood resilience.

Runoff and Stormwater Management

Considering the Town of Highland Beach is surrounded by the Intracoastal Waterway and the Atlantic Ocean, stormwater runoff from the Town into these waterways can impact their quality and safety. Impervious surfaces, such as roads, driveways, and roofs, contribute to increased runoff, which may pick up pollutants like metals and oil, sediment, fertilizers, and pesticides and carry these substances into local waterways. Observations in the surrounding region indicate that harmful algal blooms (HABs) and water impairments are already occurring and are likely to increase as oceanic temperatures rise and hydrology changes.³

Various measures can be implemented to minimize the impact of stormwater runoff, such as the installation of permeable surfaces, rain gardens, and improved stormwater management systems. Additionally, promoting the use of native landscaping and reducing the application of chemical fertilizers and pesticides can help minimize pollutant runoff. Regular maintenance and upgrading of stormwater infrastructure are also crucial to ensure effective water flow and pollutant filtration. Enhanced monitoring capabilities and water quality models can inform more targeted mitigation strategies. By implementing these measures, the Town can reduce the risk of water quality degradation and protect local ecosystems and waterways.

The Town of Highland Beach is the only jurisdiction within the Coastal Resilience Partnership that does not have guidance to use "Florida Friendly" landscape principles in its fertilizer regulation ordinance. The Town may consider updating this ordinance.

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³ Coastal Resilience Partnership Multi-Jurisdictional Climate Change Vulnerability Assessment



Palm Beach County's Environmental Resources Management Department monitors the presence of pollutants in surface waters within the County and the Town of Highland Beach has an interlocal agreement with the County to maintain compliance with the Palm Beach County Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) permit.

Emergency Management

Storm Events

Emergency management in the Town of Highland Beach is coordinated on a regional scale. The transportation network must provide for safe and timely evacuation of residents in the case of a severe storm event. The Town coordinates with other governmental and non-governmental agencies to provide many essential services to residents before, during, and after major storm events (i.e. emergency shelter, emergency services, emergency operation center, post disaster recovery).

The Town provides its residents with a Hurricane Preparation Manual that provides essential information to residents about hurricane planning and disaster preparedness.⁴ Additionally, the Town provides information regarding evacuation orders, regulates access into and out of the Town, ensures continuity of operations, and spearheads post-disaster recovery efforts within its boundaries, including curfew enforcement and the provision of post-disaster security.⁵

Future Considerations

Evacuation or rescue during storm events is currently reliant entirely on A1A remaining passable and bridges to the mainland remaining open. Identifying facilities within the Town that could serve in times of emergency as shelters or distribution points, potentially the future Milani Park in the south and the government buildings in the middle, could help. Additionally identifying docks on the intracoastal side of the Town with connections to the mainland could provide an additional temporary means of connection should bridges or A1A be impassable.

Following the recent studies, there are several updates that should be incorporated into The Coastal Management and Conservation Element to:

- Integrate the strategies outlined in the Climate Change Vulnerability Assessment Report
- Include the goals identified by the Beach Restoration Feasibility Study
- Update dates and references
- · Reflect the current implementation status of policies.
- Encourage green infrastructure, such as permeable pavements and rain gardens, and promoting sustainable landscaping practices to reduce runoff, protect natural resources, and maintain the health of local waterways and ecosystems.

https://highlandbeach.us/DocumentCenter/View/612/2024-Hurricane-Preparation-Manual?bidId=

⁵ Town of Highland Beach Evaluation and Appraisal Report (2009)



• Incorporate Florida-friendly fertilizer landscape principles

6. Infrastructure Capacity

Wastewater Service

As mentioned in the Infrastructure Element, the Town of Highland Beach maintains a sanitary sewer collection system that delivers wastewater to the South Central County Wastewater Treatment Plant located in Delray Beach. The Town has no septic and does not need to plan for septic to sewer conversion. The Town of Highland Beach has an adopted LOS for wastewater of 68 gallons per capita per day. Highland Beach's wastewater capacity is 1.95 mgd. **Table 6.1** summarizes the Town's wastewater needs into the 2045 planning horizon.

Table 6.1: Projected Wastewater Demand

Year	Projected Population	Demand in gpd	Demand based on LOS (MGD)	% capacity used
2025	7,851	533,868	0.533868	27.4%
2035	7,863	534,684	0.534684	27.4%
2045	7,873	535,364	0.535364	27.5%

Source: Town of Highland Beach, 2024

As shown in **Table 6.1**, the projected level of service for wastewater in 2045 (0.535 mgd) is within the Town's wastewater capacity (1.95 mgd).

Solid Waste

The Town of Highland Beach provides solid waste collection and disposal services through a contract with the Palm Beach County Solid Waste Authority (SWA). The Town maintains an adopted level of service of 5 lbs per day per capita, which is compatible with disposal facility capacities and operational policies of the SWA. The Town seeks to continue reducing solid waste requiring disposal through participation in the SWA's recycling program.

Table 6.2 summarizes the solid waste collection necessary to maintain the Town's adopted level of service standard into the 2045 planning horizon, based on population projections.

Table 6.2: Projected Solid Waste Demand

Year	Projected Population	Demand based on LOS (lbs.)
2025	7,851	39,255
2035	7,863	39,315
2045	7,873	39,365

Source: Town of Highland Beach, 2024



Stormwater Management

State Road A1A has a 100-foot right-of-way and relies on swales to manage stormwater run-off, retention, and groundwater infiltration. Otherwise, most drainage facilities in the Town are on-site private systems that discharge stormwater to the Atlantic Ocean or Intracoastal Waterway. The Town requires that all new construction projects provide effective stormwater management which prevents flooding and avoids estuarine pollution, consistent with County and State water quality standards. The Town also maintains and enforces provisions within its land development regulations requiring all future development to meet stormwater quality standards as set forth by the South Florida Water Management District.

The Town of Highland Beaches Drainage LOS for stormwater drainage is a three-year design storm: 10-minute concentration with one foot freeboard below gutter elevation. The Town has been able to meet its Level of Service Standard for drainage in previous years and anticipates continuing to meet those standards through the planning horizon.

Potable Water Service

The Town of Highland Beach provides potable water services through their Reverse Osmosis Water Treatment Plant. The Town of Highland Beach's adopted Level of Service (LOS) for potable water is 100 gallons per day (gpd) per capita⁶. The Town's maximum potable water capacity is 3.0 million gallons a day (mgd). Based on the adopted 100 gpd LOS, **Table 6.3** summarizes the potable water needs of Highland Beach into the 2045 planning horizon.

Table 6.3: Projected Potable Water Demand

Year	Projected Population	Demand in gpd	Demand based on LOS (mgd)	% capacity used
2025	7,851	785,100	0.7851	26.17%
2035	7,863	786,300	0.7863	26.21%
2045	7,873	787,300	0.7873	26.24%

Source: Town of Highland Beach, 2024

As shown in **Table 6.3**, the projected Level of Service for potable water in 2045 (0.7873 mgd) is within the Town's potable water capacity (3.0 mgd) and the Town is expected to continue meeting LOS standards for potable water through the 2045 planning horizon. Therefore, the only potable water improvements listed in the Capital Improvements Plan relate to maintenance of the water treatment plant, but do not include improvements that will increase capacity.

The Town has an existing bulk water agreement in place with Delray Beach and Boca Raton. Water is not regularly provided to the Town through either of these interconnections; however, they are available and are regularly maintained for use in the event of an emergency or scheduled maintenance.

⁶ Town of Highland Beach Public Works Department



The costs of operating, maintaining, and upgrading the water system are offset through utility fees, water sales, and ad valorem taxes. The water system operates as an enterprise fund, independent of the Town's other funds, and is managed by the Public Works Department.

Future Considerations

The Town of Highland Beach is projected to meet all LOS requirements. Challenges could arise if the Town's population declines and measures are not taken to ensure the revenues which fund the Town's services do not also decline. Additionally, the Town is reliant on neighboring municipalities, such as the City of Delray Beach for wastewater and Palm Beach County for solid waste disposal. Should either of these municipalities lose sufficient capacity, the Town would have to secure other means.

7. Capital Improvements Element

The Capital Improvements Element (CIE) aims to compile and prepare the capital improvement needs identified in the other elements for the County's budgeting and project financing. State statutes mandate addressing only projects that impact the adopted Level of Service (LOS) standards; however, the CIE may also include additional projects that enhance public facilities without affecting LOS. **Table 7.1** summarizes planned improvements for the Town.

Table 7.1 Planned Improvements Summary Table

Utility	Planned Improvements
Transportation	None/maintenance only
Potable Water	None/maintenance only
Wastewater	Updating aging infrastructure, pipe rehabilitation and lift station improvements.
Solid Waste	None, handled by SWA of Palm Beach County
Drainage and Stormwater	None, maintenance
Recreation and Open Space	None, maintenance

Transportation

There are no planned transportation improvement projects included in the Town of Highland Beach's current Capital Improvements Plan besides maintenance of existing roads and bridges.

Potable Water

The Town is expected to continue meeting LOS standards for potable water through the 2045 planning horizon. Therefore, the only potable water improvements listed in the Capital Improvements Plan relate to maintenance of the water treatment plant, but do not include improvements that will increase capacity.



Wastewater

The Town of Highland Beach has enough wastewater capacity to meet projected demand for 2045. Therefore, the planned improvements for wastewater services pertain to maintenance aging infrastructure of the existing system and will not increase capacity. This includes piping rehabilitation and lift station improvements.

Solid Waste

The Town of Highland Beach provides solid waste collection and disposal services through a contract with the Palm Beach County Solid Waste Authority (SWA). The SWA is considering multiple options to increase their capacity in order to handle greater expected demand as the County continues to grow. This does not prompt capital expenditures within the Town of Highland Beach itself.

Drainage and Stormwater

The Town anticipates continuing to meet its LOS standards through the planning horizon. Thus, no major projects, besides maintenance of existing systems, is listed in the Capital Improvements Plan.

Recreation and Open Space

The Town is currently meeting its level of service standards for parks and recreational facilities, which currently include the Town Library and a bicycle path.

Public School Facilities

Public school services for the Town of Highland Beach are provided externally by other government and private agencies. The Town is exempt from public school planning and concurrency requirements as limited new residential buildings permits are issued, there have been no annexations, and there are no school facilities within the Town's boundaries. Thus, no level of service standards are defined for public schools, and no capital improvements regarding schools are planned.

8. Impacts on Transportation

Transportation Facilities

The Town of Highland Beach has a limited transportation network, consisting of one collector road, State Road A1A, multiple local roads, and a sidewalk running along the west side of State Road A1A.

State Road A1A is the only roadway in Highland Beach with an adopted level of service and is projected to maintain this level of service through the 2045 planning horizon.

Transportation plays a critical role in shaping how residents of Highland Beach live, work, and enjoy their community. The Town's transportation system is essential for supporting economic growth,



facilitating the movement of people, goods, and services efficiently. This section offers insights into the current state of the Town's transportation network—covering roadways, public transportation, pedestrian and bicycle facilities, and transportation improvement projects.

Functional Classifications

The Florida Department of Transportation (FDOT) uses the Federal Functional Classification System, which is common to all states. Each functional classification is based on the type of service the road provides to the motoring public. Design standards are tied to the functional classification assigned to the facility. Each classification has a range of allowable lane widths, shoulder widths, curve radii, etc. The functional classifications are listed below in **Table 8.1**. A1A is classified as Urban Collector and the smaller roads as local roads. These are displayed on **Map 15**.

Table 8.1: Functional Classification Descriptions

Functional Classification		
Interstates (Limited Access Highways)	The highest classification of roadways in the United States. These arterial roads provide the highest level of mobility and the highest 55-75 m speeds over the longest uninterrupted distance.	
Other Arterials	Other Arterials Other Arterials	
Collectors	Major and minor roads that connect local roads and streets with arterials. Collectors provide less mobility than arterials at lower speeds and for shorter distances. They balance mobility with land access.	35-55 mph
Local roads	Local roads provide limited mobility and are the primary access to residential areas, businesses, farms, and other local areas.	20-45 mph

Source: Federal Highway Administration, 2020

Context Classifications

Florida Department of Transportation's (FDOT) context classification system describes the general characteristics of the land use, development patterns, and roadway connectivity along a roadway, providing cues as to the types of uses and user groups that will likely utilize the roadway. Context classification is a system based on the complete streets initiative of identifying roads according to their context in the built or natural environment and is a step in the planning and design processes for establishing more comprehensive design criteria and standards for multiple modes of transportation. The eight different context classifications used by the FDOT are described below in **Table 8.2**. A1A is classified as C4-Urban General. These are displayed on **Map 16**.



Table 8.2: Context Classification Descriptions

Context Classification	Descriptions		
C1-Natural	Lands preserved in a natural or wilderness condition, including lands unsuitable for settlement due to natural conditions.		
C2-Rural Sparsely settled lands; may include agricultural land, grassland, woodland, an wetlands.			
C2T-Rural Town	Small concentrations of developed areas immediately surrounded by rural and natural areas; includes many historic towns.		
C3R-Suburban Mostly residential uses within large blocks and a disconnected or sparse roadw network			
C3C-Suburban	Mostly non-residential uses with large building footprints and large parking lots		
Commercial	Commercial within large blocks and a disconnected or sparse roadway network.		
C4-Urban General Mix of uses set within small blocks with a well-connected roadway network extend long distances. The roadway network usually connects to residentine neighborhoods immediately along the corridor or behind the uses fronting roadway.			
C5-Urban Center Mix of uses set within small blocks with a well-connected roadway network Typically concentrated around a few blocks and identified as part of a civic economic center of a community, town, or city.			
C6-Urban Core Areas with the highest densities and building heights, and within FDOT c Large Urbanized Areas (population greater than one million). Many are re centers and destinations. Buildings have mixed uses, are built up to the r and are within a well-connected roadway network.			

Source: Florida Department of Transportation, 2022

Adopted Level of Service

Roadway performance within the Town of Highland Beach is measured using adopted Level of Service (LOS) standards, which identifies the minimum acceptable operating conditions of a roadway. LOS conditions are generally classified into six categories which are outlined in **Table 8.3**. State Road A1A is the only roadway in Highland Beach that has an adopted Level of Service. The adopted Level of Service for State Road A1A is D.

Table 8.3: Level of Service Descriptions

Level of	Descriptions
Service	
LOS A	Users are practically unaffected by the presence of other vehicles on a road section. The choice of speed and the maneuverability are free. The level of comfort is excellent, as drivers need minimal attention.
LOS B	The presence of other vehicles begins to affect the behavior of individual drivers. The choice of the speed is free, but the maneuverability has somewhat decreased. The comfort is excellent, as drivers simply need to keep an eye on nearby vehicles.
LOS C	The presence of other vehicles affects drivers. The choice of speed is affected and maneuvering requires vigilance. The level of comfort decreases quickly at this level, because drivers have a growing impression of being caught between other vehicles.



Level of Service	Descriptions
LOS D	The speed and the maneuverability are severely reduced. Low level of comfort for drivers, as collisions with other vehicles, must constantly be avoided. A slight increase in the traffic risks causing some operational problems and saturating the network.
LOS E	Low but uniform speed. Maneuverability is possible only under constraint for another vehicle. Users are in a state of frustration.
LOSF	Unstable speed with the formation of waiting lines at several points. Cycles of stop and departure with no apparent pattern because created by the behavior of other drivers. A high level of vigilance is required for the user with practically no comfort.

Source: Transportation Research Board, 2023

Current and Projected Transportation Level of Service

Level of service was determined using FDOT's Multimodal Quality/Level of Service Handbook which uses roadway characteristics (e.g. functional classification, context classification, number of lanes, etc.) and traffic counts to determine a roadways level of service. Current Annual Average Daily Traffic (AADT) counts from Florida's Department of Transportation (FDOT) were used to calculate current Level of Service for State Road A1A. Historic AADT counts provided by FDOT were utilized to calculate the average annual growth rate (AAGR) for traffic. These were used to project future level of services for 2035 and 2045. The adopted, current, and projected (2035 & 2045) level of service can be seen in **Table 8.4** and on **Maps 12 & 13**.

Table 8.4: Current and Projected LOS for A1A

					р	~	Curre	nt	2035		2045	
Name	From/To	Functional Class	Context Class	Lanes	Adopted LOS	AAGR	AADT	TOS	AADT	LOS	AADT	LOS
A1A	NE Spanish Boulevard to N/A	Urban Collector	Urban General	2	D	1.56%	12,479	D	14,563	D	16,994	D
A1A	N/A to Linton Boulevard	Urban Collector	Urban General	2	D	0.93%	11,918	D	13,074	D	14,341	D

Source: Florida Department of Transportation, 2024

As **Table 8.4** shows above the two sections of State Road A1A that have AADT counts from FDOT are expected to maintain their adopted level of service through the 2045 planning horizon.

Public Transit

The only form of public transportation available in the Town of Highland Beach is paratransit services provided by the Palm Tran Connection (PTC). PTC is a ride share, door-to-door paratransit service that provides transportation to eligible residents and visitors in Palm Beach County. The service is available to individuals who cannot transport themselves and are dependent on others to access health care, employment, education, shopping, social activities, or other life-sustaining



activities. PTC travels everywhere within Palm Beach County. The paratransit service operates under three different programs that differ in eligibility, operating times, and service areas. **Table 8.5** provides a summary of these three programs and their eligibility requirements, standard operating times, and service areas.

Table 8.5: Paratransit Programs

Paratransit Program	Eligibility Requirements	Standard Operating Times	Service Area
Americans with Disabilities Act Program Transportation	Individuals must have a disability which prevents them from riding the fixed-route bus. Persons who because of	MonFri. 4:45am to 11:00pm Sat. 6:00am to 10:35 pm Sun. 7:45am. to 8:15pm MonFri.	3/4 of a mile of a Palm Tran bus route Anywhere in Palm
Disadvantaged	physical or mental disability, income status, or age are unable to transport themselves or to purchase transportation and are, therefore, dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other lifesustaining activities, or children who are handicapped or highrisk or at risk.	4:45am to 11:00pm Sat. 6:00am to 10:35 pm Sun. 7:45am. to 8:15pm	Beach County
Division of Senior Services	Individuals who are age 60 or older.	MonFri. 8:00am to 5:00pm Sat. & Sun. No Service	Transportation provided to approved nutrition/meal sites.

Source: PalmTran, 2024

Pedestrian Facilities

The only sidewalks and bicycle lanes in the Town of Highland Beach are on State Road A1A. A sidewalk runs parallel to the west of the State Road and two bike lanes run parallel to the State Road, one on the east and one on the west. These facilities can be seen on **Map 4**.

Transportation Improvements

There are currently no funded transportation improvement projects in the Town of Highland Beach. However, there is one illustrative project along State Road A1A in the Palm Beach County Transportation Planning Agency's (TPA) Long Range Transportation Plan. Illustrative Projects are projects that align with TPA goals and objectives but may not have cost estimates, may not have available funding for implementation, and may not have funding for ongoing operations and



maintenance. The illustrative project is the completion of the SUN Trail and East Coast Greenway, a complete street project generally along US1 or A1A corridor, from Broward County to Martin County.

9. Intergovernmental Coordination

The Intergovernmental Coordination Element (ICE) serves two main purposes: (1) to assess and analyze the existing interlocal agreements established between the Town and its local, regional, state, and federal partners, and (2) to explore potential opportunities for agreements between the Town, and its partners, that could help advance the community's health, safety, and welfare. The ICE functions as a way to facilitate the implementation of programs, grants, and assistance at the local level.

Existing Intergovernmental Coordination Mechanisms

At present, the Town of Highland Beach maintains open communication by sharing its Comprehensive Plan with adjacent local governments and regulatory agencies. Specifically-identified coordination is listed in **Table 9.1** below.

Table 9.1 Planning Coordination

Policy	Entity to Coordinate with	Type of Coordination
1.1.8	Palm Beach	Planning of potable water and sanitary sewer
	County Water Utilities	facilities, water supply sources, demands, and
	Department, Palm Beach	other services and LOS standards
	County Department of	
	Environmental	
	Resources Management,	
	South Florida Water	
	Management District, and	
	through the Lower	
	East Coast Water Supply Plan	
	Update, as necessary.	
1.4.1	Coastal Resilience Partnership	Coastal Natural Resources, Vulnerability
1.1.9	FDOT	When SR A1A may be impacted by development or
		redevelopment activities in Town
1.1.10	FDOT	When state may be planning, designing, or
		constructing transportation facilities within the
		Town boundaries
1.1.11	Schools	Should a school exist, follow Section 240.155, F.S.
1.1.12	Treasure Coast RPC	Utilize the professional resources and services it
		offers
1.1.13	Dept Community Affairs	Utilize professional services and resources.
		Comprehensive Plan shall maintain consistency
		with the goals and policies of the State
		Comprehensive Plan and more specifically with the
		goals pertaining to coastal, marine and



		natural resources, land use, urban revitalization,
		public facilities, transportation and plan
		implementation.
1.1.14	DEP	Coordinate planning and permitting activities
1.1.15	FL Dept of State	As Needed, Division of Historical Resources
1.1.19	South County Area	Joint Planning for equitable potable water needs

Sources: https://www.pbco-npdes.org/InterlocalAgreements/HighlandBeach,Townof-InterlocalAgreement.pdf, Town of Highland Beach 2022 Comprehensive Plan, https://discover.pbc.gov/resilience/Documents/191217%20EXECUTED%20ILA.pdf

As shown in **Table 9.2**, the Town will formally request certain entities to share any amendments to their level of service standards, as shown in the Table below

Table 9.2 Town to request Formal Amendments to Comprehensive Plans from the following

Jurisdiction	Type of Coordination	
City of Boca Raton	Potable Water, Traffic (S.R. A1A only), Recreation and Open Space	
City of Delray Beach	Sanitary Sewer (Wastewater Transportation), Traffic (S.R. A1A only),	
	Recreation and Open Space, Potable Water	
Palm Beach County	Sanitary Sewer, (Wastewater Treatment), Solid	
	Waste	

Sources: Town of Highland Beach Comprehensive Plan

Future Considerations

To support clarity, accountability, and maintain effective intergovernmental coordination, the Town should consider maintaining a detailed matrix of coordination efforts. This matrix should include: the entities the Town maintains coordination and/or agreements with, the frequency by which coordination shall be maintained, and the departments that shall be responsible for the coordination efforts.

Proposed Amendments

Perhaps the most pressing takeaway from this Evaluations and Appraisals Report is that the Town of Highland Beach is now effectively built out: it cannot accommodate new growth on vacant land, it can only redevelop; however, most of its older buildings were built at densities higher than those allowed by current development regulations. The Town is therefore likely to face population plateau and perhaps decline, the repercussions of which the Town should consider with priority.

The other significant change since the last EAR report has been to Coastal Management and Conservation where several actions will be reflected in the updated the Goals Objectives and Policies (GOPs).

The updated 2025 Comprehensive Plan update will reflect the results of this analysis as well as changes to the Florida Statutes, including updating references to agencies and outdated statutory references. These updates, based on the best data available at the time, will make the Comprehensive Plan compliant with current Florida Statutes and Florida's Administrative Code.



Comprehensive Plan Maps

The Maps on the following pages reflect the best data available, including from GIS and from the Town of Highland Beach directly.

REGIONAL CONTEXT

2045 Comprehensive Plan Map 1



Legend

Highland Beach

Municipality

— Major Road

♠ International Airport

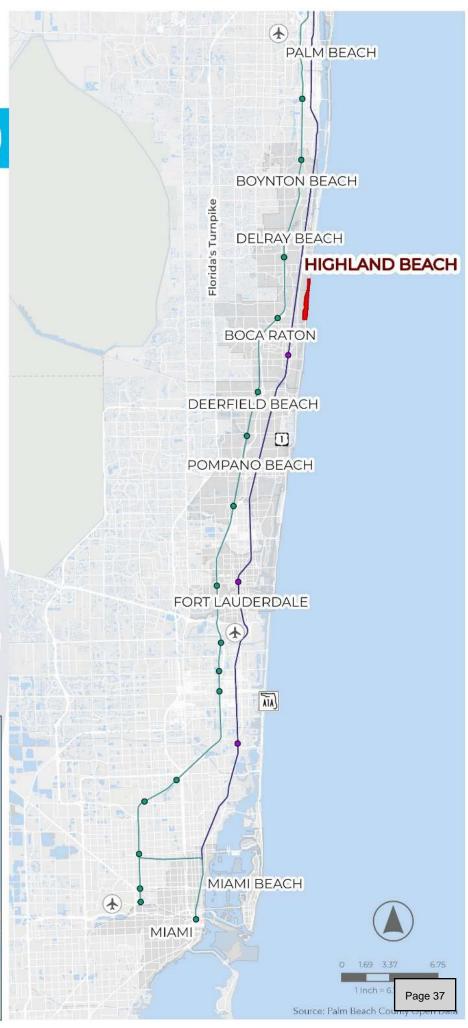
Brightline Route

Brightline Station

— TriRail Route

TriRail Station





EXISTING LAND USE

2045 Comprehensive Plan Map 2



Legend

Town Limit

Parcel

- Major Road

Existing Land Use

Single Family Residential

Multi-Family Residential

Commercial

Recreation and Open Space

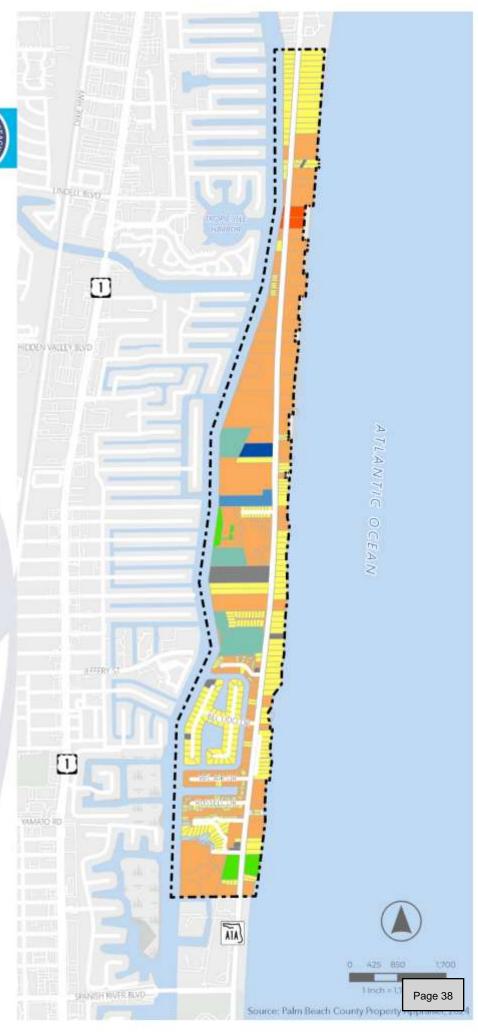
Governmental

Institutional

Conservation

Vacant

Water







Legend

Town Limit

Parcel

--- Major Road

Future Land Use

Single Family

Multi Family Low Density

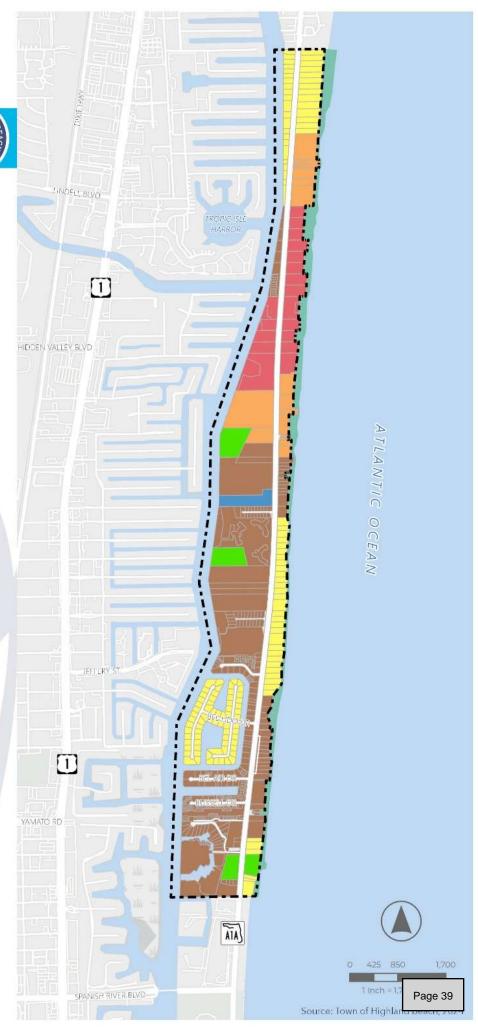
Multi Family Medium Density

Multi Family High Density

Government

Recreational Open Space

Conservation



SIDEWALKS AND BIKE LANES

2045 Comprehensive Plan Map 4



Legend

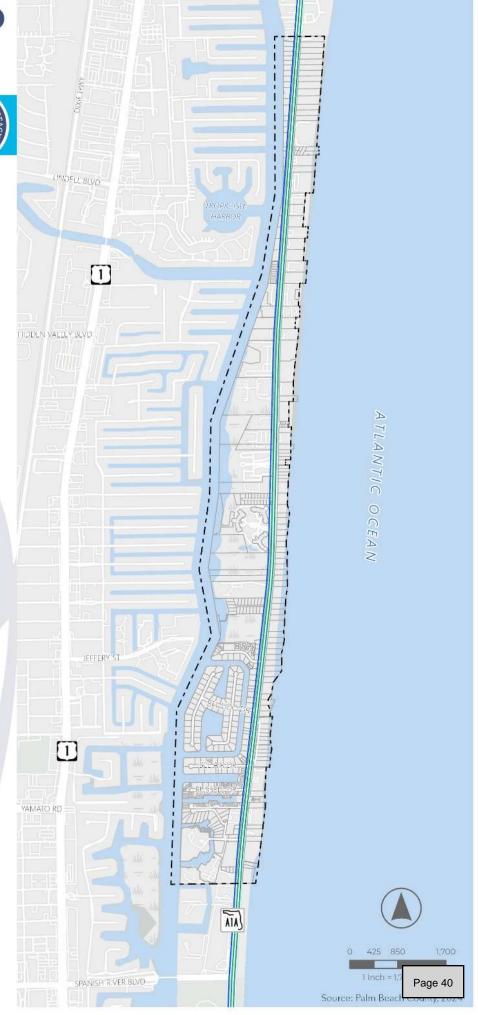
[_] Town Limit

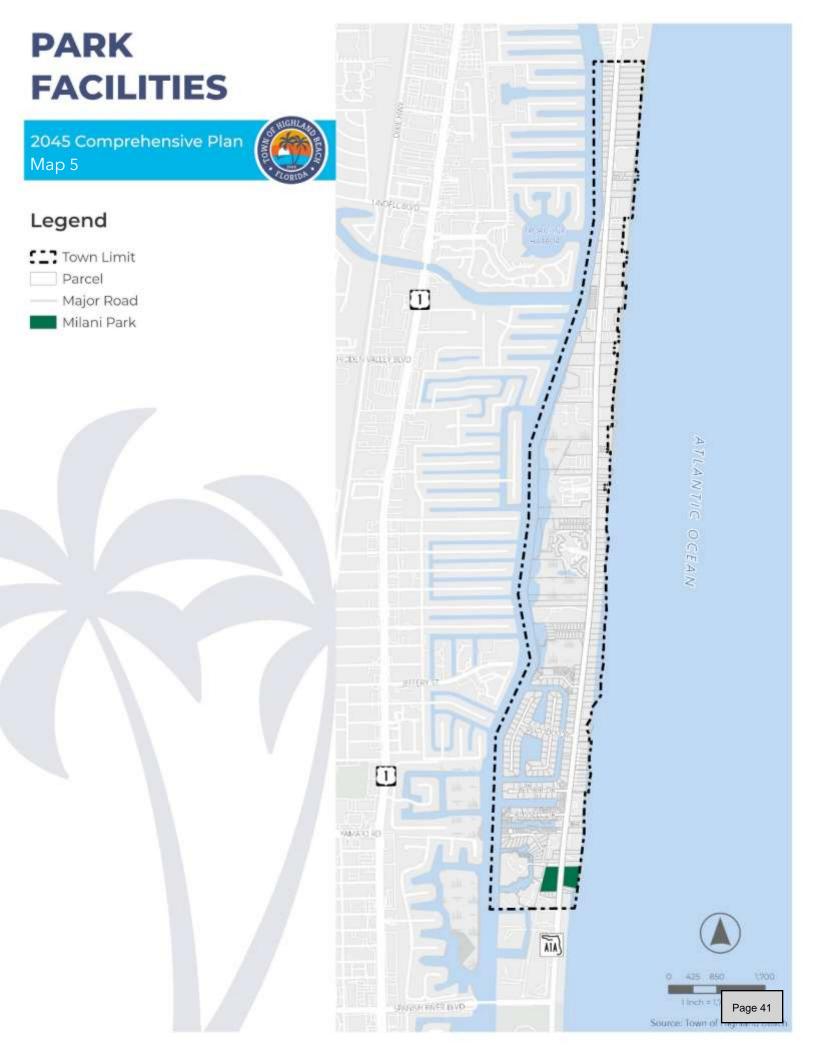
Parcel

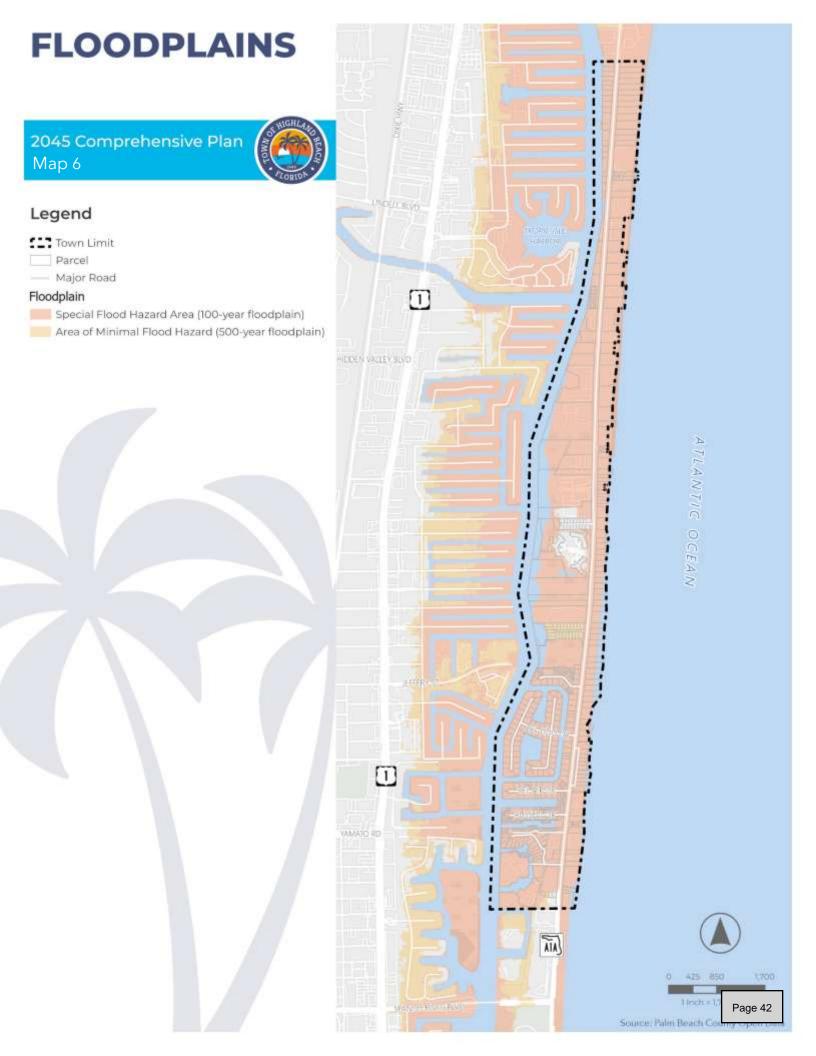
___ Sidewalk

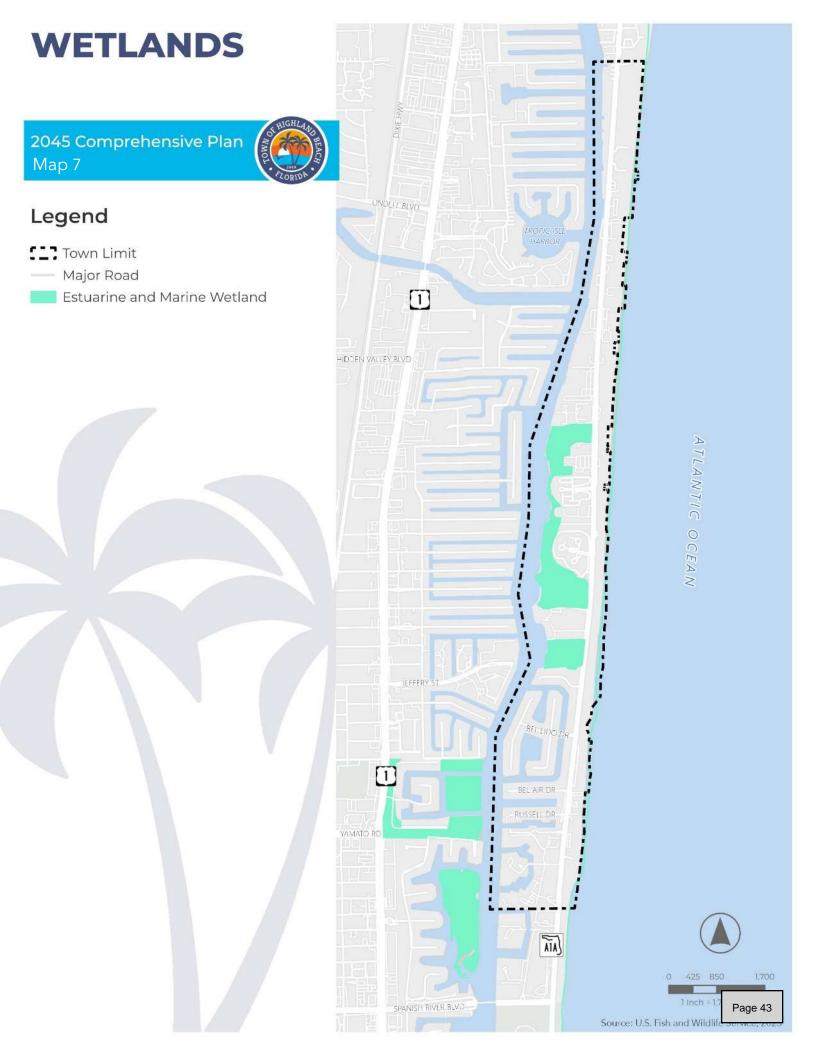
Road with two way bike lanes

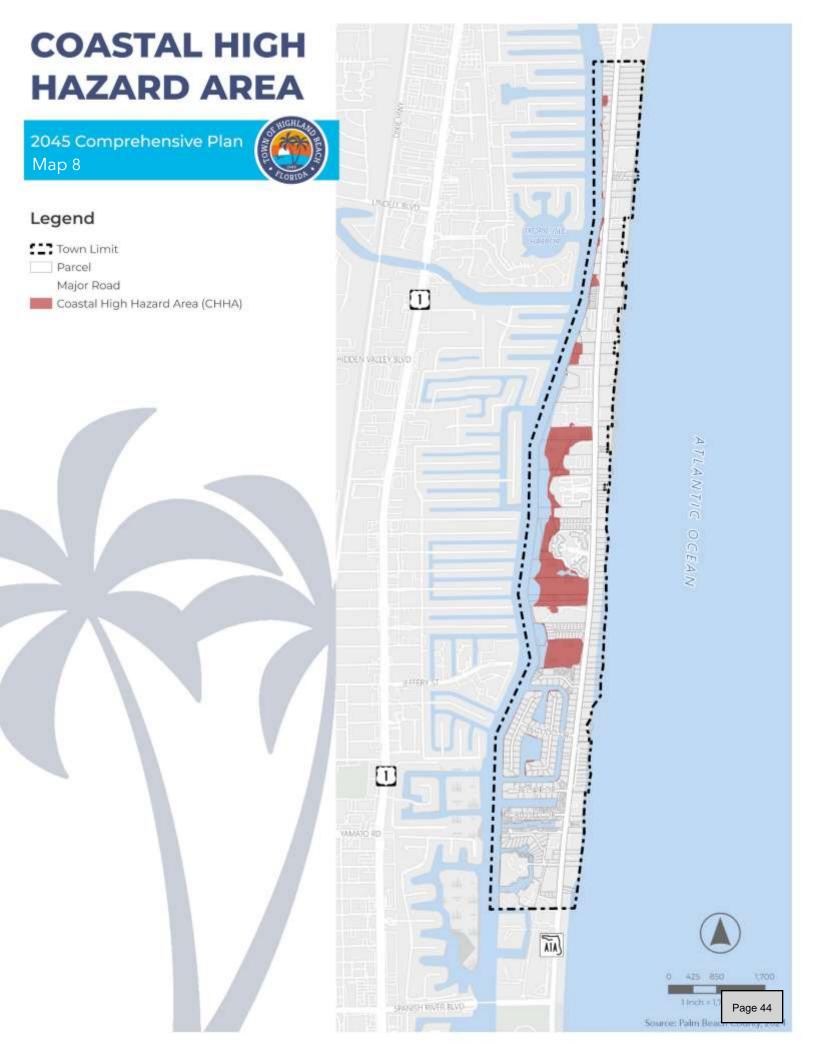
Major Road











SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES (SLOSH)

2045 Comprehensive Plan Map 9



Legend

.... Town Limit

Parcel

- Major Road

Hurricane Category

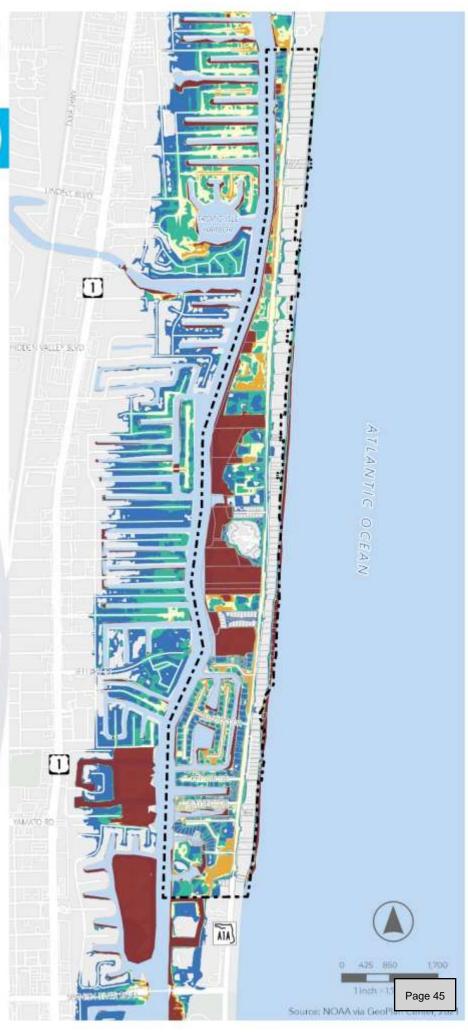
Category 1

Category 2

Category 3

Category 4

Category 5







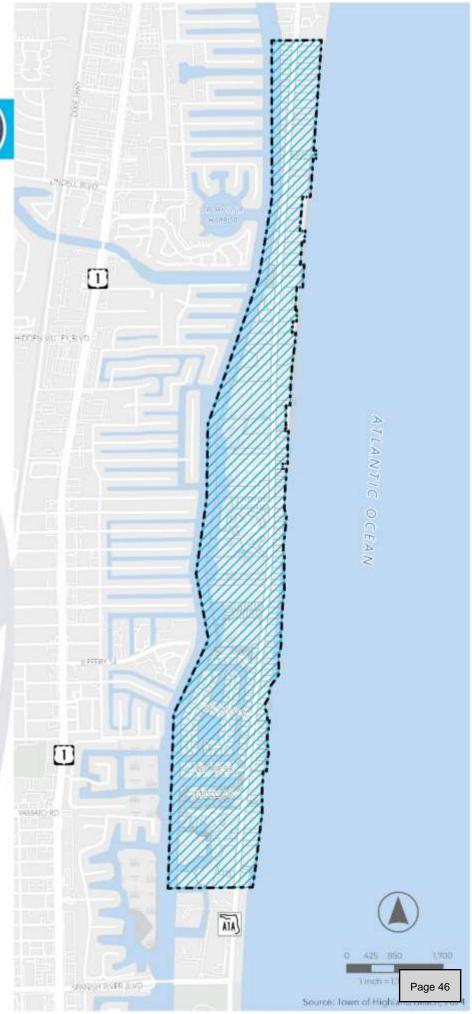
Legend

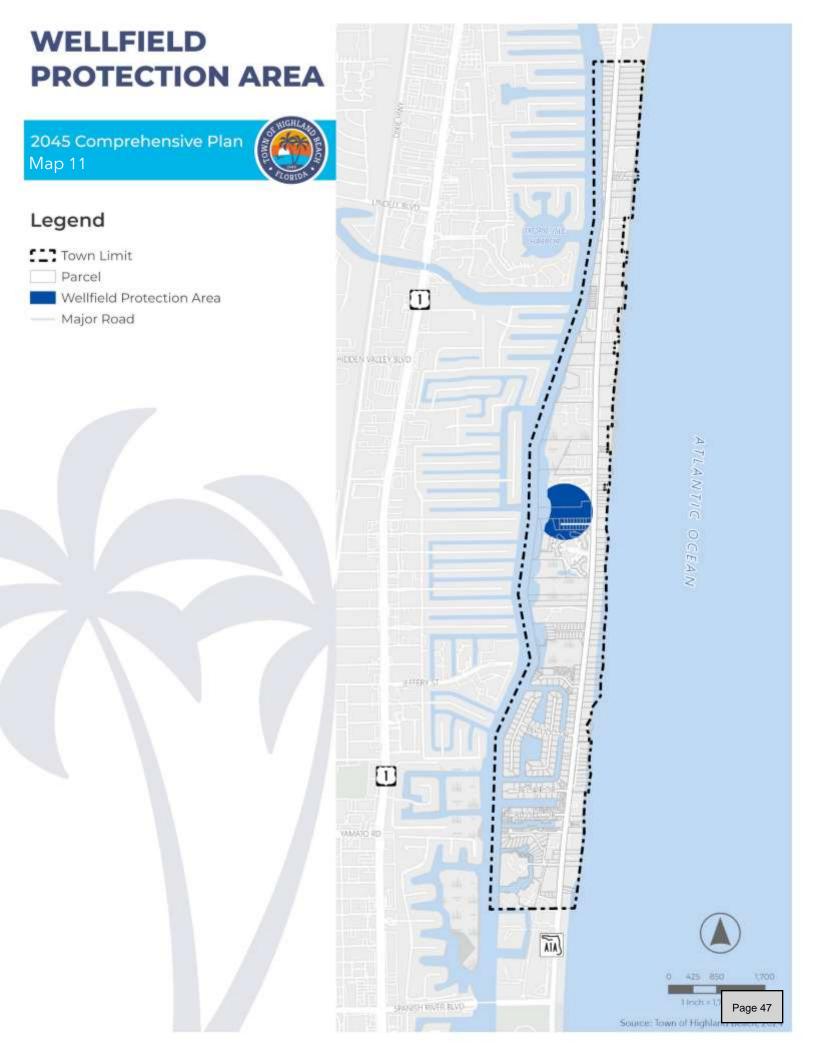
Town Limit

Parcel

Utility Service Area

— Major Road







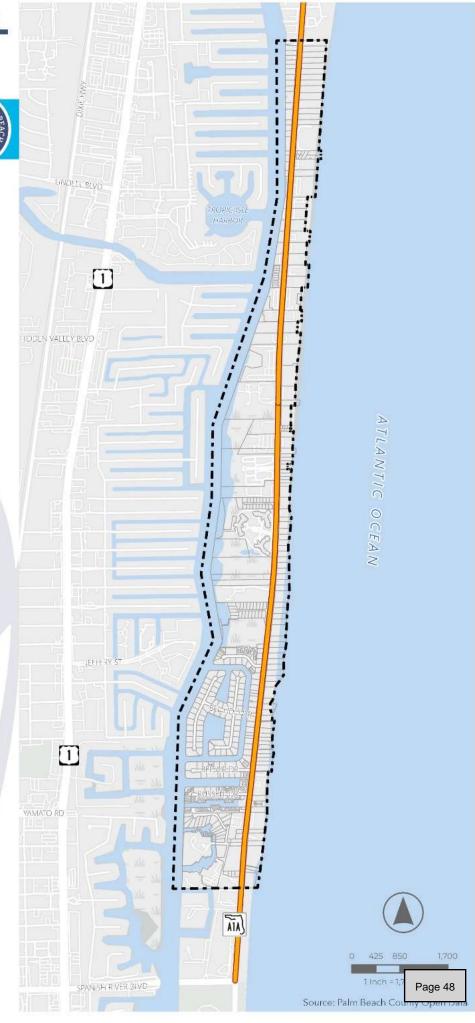


Legend

Town Limit

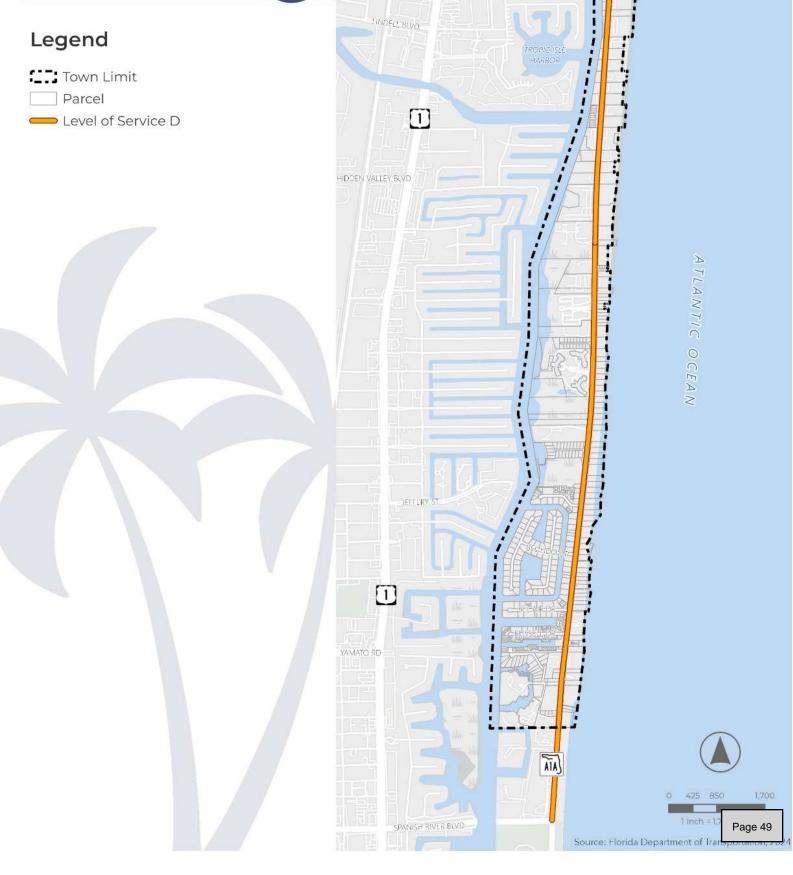
Parcel

Level of Service D











ROADWAY FUNCTIONAL CLASSIFICATIONS

2045 Comprehensive Plan Map 15



Legend

Town Limit

Functional Classification

Urban Principal Arterial

Rural Principal Arterial

Urban Major Arterial
Rural Major Arterial

Rural Minor Arterial

Urban Collector

Local Road

* Please note that the functional classification does not reflect ownership (public or private) or roadway maintenance responsibilities. "Local Road" thoroughfares may therefore include private roads such as Ocean Place, Boca Cove Lane, and Grand Court.

ATLANTIC OCEAN



0 425 850

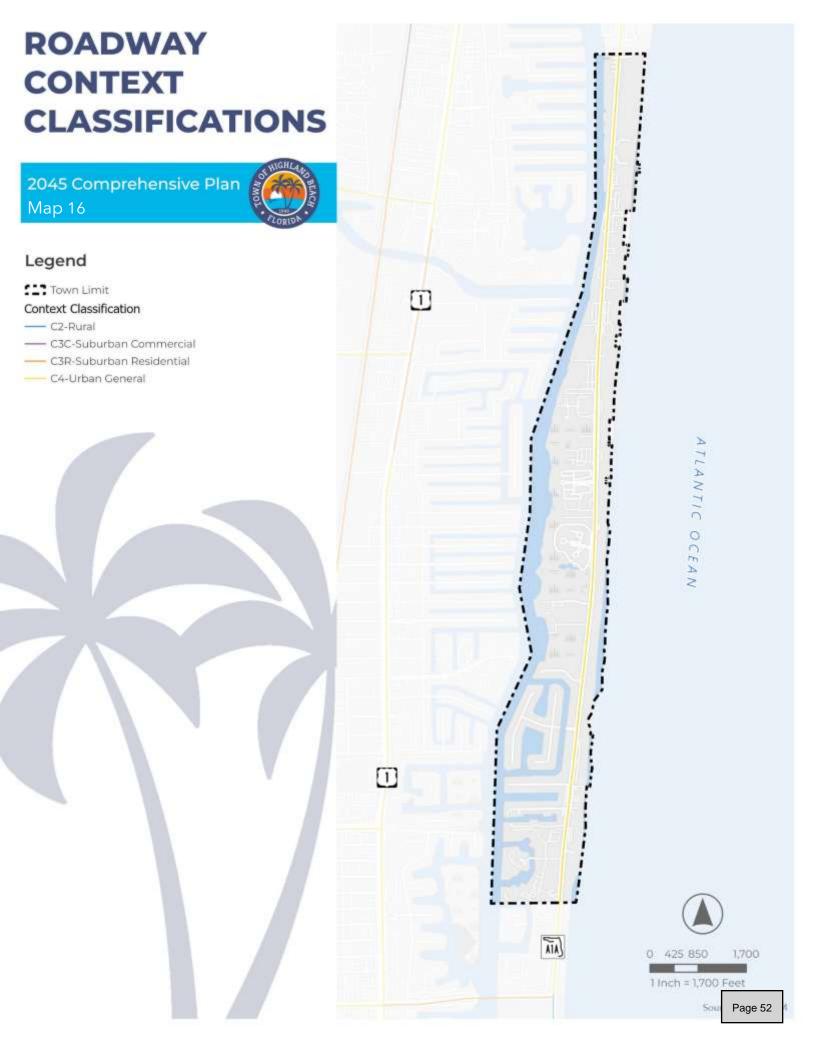
AIA

1,700

1 Inch = 1,700 Feet

Source: Palm Beach Cou

Page 51



Town of Highland Beach, Florida, Comprehensive Plan

Horizon Year 2045

Future Land Use Element	
Transportation and Mobility Element	
Housing Element	10
Infrastructure Elements	14
Coastal Management/Conservation Element	21
Recreation and Open Space Element	38
Intergovernmental Coordination Element	40
Capital Improvements Element	45
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Future Land Use Element

Goal FLU-1

The Town of Highland Beach shall foster adopt a pattern of land uses and residential densities that fosters a wholesome, safe and attractive physical environment. It shall avoids blighting influences, shall protects natural resources, and shall has the potential to be served provide with public facilities and services in a timely and cost-effective manner.

Objective FLU-1.1 Implement Appropriate Land Development Regulations

The Town shall implement residential density regulations, non-residential intensity standards, and land development regulations to achieve the following purposes:

- Adherence to a policy of encouraging development which enhances Enhance the Town's living
 environment through prohibition of types of intensity of land development which lead to
 obstruction of views, overcrowding of land, and reduction in light and air.
- 2. Ensure energy-efficient land use patterns that are consistent with existing and future energy electric power generation and transmission systems.
- 3. Assure development which is compatible with topography and soil conditions.
- 4. Discourage and reduce urban sprawl.
- 5. Address greenhouse gas reduction strategies.
- 6. Reduction in Reduce the potential for loss of life, beach and dune erosion, and loss of life and property damage associated with landfall of tropical storms.
- 7. Reduction in the total future demand upon the potable water supply to be provided by the Town.
- 8. Retention of ain endangered and threatened plant and animal species.
- 9. Avoidance of a decline in the level of traffic service on S.R. A1A with resulting increases in vehicular accidents, noise levels and air pollution which together cause a general decline in the quality of the Town's living environment.

Policy FLU-1.1.1

The Town will shall take the following steps to establish reasonable and appropriate residential density standards and otherwise enable the Town to protect environmental features, achieve harmonious development patterns, provide for compatibility between adjacent land uses and maintain safe and healthful living conditions.

Policy FLU-1.1.25

The Town's <u>adopts adopted</u> residential density standards for each residential land use classification designated on the Future Land Use Map are as follows:

Residential Land Use Classification

Single Family
Multiple Family (Low)
Multiple Family (Medium)
Multiple Family (High)

Density Standard

_up to 4 Dwelling Units Per Acre _up to 6 Dwelling Units Per Acre _6.1-12 Dwelling Units Per Acre 12.1-16_D12.1-16 Dwelling Units Per Acre

Policy <u>FLU-</u>1.1.31.1.1

A mapped land use zone having at least half of the land area within the zone developed at a dwelling unit density which meets the density requirements of a lower density classification, shall be considered for reclassification to such lower density.

Policy FLU-1.1.4

The Town may work towards allowing existing buildings to redevelop or substantially renovate at their original densities in order to: 1) maintain a stable population and tax base; and 2) to encourage its older building stock to rebuild or substantially renovate to meet current building code and safety standards. Additional standards such as maintaining existing heights or footprints may be considered in the land development code.

Policy <u>FLU-</u>1.1.<u>56</u>

The Town's non-residential intensity standards for each non-residential land use classification designated on the Future Land Use Map are as follows:

Non-Residential Land Use Classification

Government
Recreational Open Space
Conservation

Intensity Standard

Floor Area Ratio (FAR) of 2.0 FAR of .10 FAR of .10

Policy <u>FLU-</u>1.1.<u>68</u>

Public schools shall be permitted in all future land use districts except Conservation.

Policy FLU-1.1.7

The Town shall consider allowing additional Land Use Classifications which support the needs of its aging population demographic. Such uses may include: continuing care or assisted living, or a small market. These would help limit the necessity of seniors to drive out of Town frequently and are consistent with FLU Objectives 1.1.4, 1.1.5 and 1.1.9, and Housing Policy H-1.4.1

Policy FLU-1.1.8

The Town shall adopt, amend, and enforce land development regulations consistent with the Comprehensive Plan within one year after the Plan's submission or any amendments, in accordance with *Section 163.3202(1)*, *Florida Statutes (F.S)*.

Policy FLU-1.1.9

The Town shall evaluate and appraise the Comprehensive Plan at least once every 7 years, modifying any necessary provisions, in accordance with **Section 163.3191(1)-(14)**, **F.S.**

Policy FLU-1.1.10

The Town shall recognize and take appropriate actions to protect resiliency facilities as defined by **Section 163.3210**, **F.S.** as a permitted use in the Government land use classification.

Policy FLU-1.1.11

The Town shall allow floating solar facilities on stormwater treatment ponds or other water storage reservoirs in specified future land use categories, such as Government, Recreation and Open Space, and Multi Family High Density, and shall develop land development regulations to promote the expanded use of these facilities.

Objective FLU-1.2 Protect and Preserve Environmentally Sensitive Areas

The Town shall implement policies and regulations to protect and preserve environmentally sensitive areas.

Policy <u>FLU-1.21.17</u>

The Town will maintain and administer effectively local codes and ordinances so as to prevent beach and dune erosion and property damage resulting from flooding.

Policy FLU-1.2.21.1.1

The Town shall supports and will cooperate in achieving compliance through the local permitting process all regulations and requirements of state and county agencies directed toward mangrove protection and protection of other threatened and endangered plant species as well as environmentally sensitive lands in conjunction with any land clearing or other development activities as follows:

- 1. The Town shall cooperate in achieving compliance through the local permitting process and all regulations and requirements of state and county agencies.
- 1.2. The Town will shall enforce its tree ordinance and nuisance ordinance as a means of protecting mangroves.

Policy FLU-1.2.31.1.3

The Town shall continue to require as a condition of development that all new construction projects provide effective stormwater management which prevents flooding and avoids estuarine pollution conditions consistent with County and State water quality standards; and provide safe on site vehicular circulation and off street parking.

Policy FLU-1.2.4

In all applications seeking Future Land Use Map amendments and/or rezoning requests, the petitioner shall provide the Town with a drainage plan that addresses the impact of sea level rise and on-site stormwater retention on the subject site. The drainage statement shall incorporate the latest sea level rise information from the Army Corps of Engineers, NOAA or other respected agencyies. The provision of this drainage and stormwater retention statement shall be in addition to the other application requirements.

Objective FLU-1.3 Maintain Public Services

The Town shall maintain a system to ensure that public facilities meet the adopted LOS when development occurs, in accordance with all requirements and exemptions provided in the Town's Code of Ordinances.

Policy FLU-1.3.11.1.2

The Town <u>shall continue to implement the followinga</u> Concurrency Management System to <u>which ensures</u> that <u>the its</u> facilities and services meet the established levels of services adopted in this Comprehensive Plan and that they <u>will beare</u> available concurrently with the impacts of development. <u>The Concurrency Management System is located in the Capital Improvements</u> <u>Element of this Comprehensive Plan.</u>

CONCURRENCY MANAGEMENT SYSTEM

Sanitary Sewer, Solid Waste, Drainage and Potable Water

Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions of Rules 9J 5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but

is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

Recreation and Open Space

Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level of service standards must meet one of the following timing requirements: the necessary facilities and services are in place, or; the necessary facilities and services will be in place when the impacts of the development occurs, or; the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of actual construction of the required facilities or the provision of services within one year, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within one year. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

Transportation

Prior to the issuance of any development order for new development or redevelopment (excepting development and redevelopment determined to have a de minimus impact of transportation facilities in accordance with State requirements), transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements: the necessary facilities are in place, or; the necessary facilities will be in place when the impacts of the development occurs, or; the necessary facilities are under construction, or; the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within three years of the date of the development order. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S. In addition, transportation concurrency is demonstrated if improvements necessary to achieve the Level of Service

Standard are included in the Five Year Capital Improvements Schedule, and are scheduled to commence within three years of the date of the development order.

In addition, a development permit or development order may be issued subject to the satisfaction of transportation currency requirements through the payment or contribution of the calculated proportionate fair share for transportation, pursuant

to all rules and requirements of Chapter 163.3180, F.S.

Policy FLU-1.3.21.1.1

The Town shall review all residential development permit applications in relation to the latest available data indicating remaining capacity of public facilities in accordance with adopted level of service standards and promptly enact appropriate permitting rules and regulations to avoid exceeding level of service standards. These applications shall be in accordance with all requirements and exemptions provided in the Town's Code of Ordinances.

Policy 1.1.3

The Town shall continue to require as a condition of development that all new construction projects provide effective stormwater management which prevents flooding and avoids estuarine pollution conditions consistent with County and State water quality standards; and provide safe on-site vehicular circulation and off-street parking.

Policy FLU-1.3.31.1.4

The Town of Highland Beach, through its Land Development Regulations, shall will coordinate current land uses and any future land use changes with the availability of water supplies and water supply facilities.

Objective FLU-1.41.2 Coordinate During Hazards

The Town shall will cooperate with adjacent communities and the Palm Beach County Emergency Preparedness Office to assure inter-community coordination of population growth and development patterns so as to avoid adverse effects on hurricane evacuation times or increases in potential hazards during storm conditions.

Policy FLU-1.4.11.2.1

The Town <u>shall</u> supports all efforts to reduce the potential threat to human life and property which may occur as a result of storms, flooding and other emergencies.

Objective FLU-1.5<u>1.3</u> Protect Historic Resources

The Town will_shall protect historic resources which may be identified through future surveys, construction activities, or other means.

Policy FLU-1.5.11.3.1

Properties of historic interest which may be so determined by recognized authorities following careful study and reasonable verification shall be preserved or otherwise protected in accordance with the adopted Land Development Regulations.

Objective <u>FLU-1.6</u><u>1.4</u><u>Rebuild Post Disaster to Reduce Dependence on Automobiles,</u> Conserve Natural Resources, Prevent Property Damage and Threats to Human Safety

The Town will_shall encourage innovative land development approaches and concepts in the event of post-disaster redevelopment which will have the effect of reducing dependence on automobile travel, conserving valuable natural resources, and preventing property damage as well as threats to human safety and security.

Policy <u>FLU-1.6.1</u> <u>1.4.1</u>

The Town shall continue to pursue opportunities for encouraging the use of innovative land development regulations.

Objective FLU-1.7 Accommodate Other Systems, as Needed

The Town shall accommodate and support the development of necessary systems and infrastructure to meet evolving community needs and comply with applicable state and federal requirements.

Policy FLU-1.7.1 1.1.9

Although there are no <u>existing</u> substations or power generation systems the Town shall implement land development regulations to accommodate, regulate, and protect existing and future <u>energy efficient</u>-electric power generation and transmission systems. <u>This includes</u> <u>protecting designated</u>, <u>including</u> rights-of-way <u>for future energy infrastructure and updating land development regulations to protection</u>, allowing substations and transmission lines in <u>appropriate</u> Future Land Use and zoning districts.

Policy FLU-1.7.21.1.10

Although there are no military installations within or proximate to the Town at present, the Town will-shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

Transportation and Mobility Element

Goal TME-1

To provide for the safe and efficient movement of people and goods, at minimum cost and minimum detriment to the environment.

Objective TME-1.1 Achieve and Maintain Transportation Level of Service

The Town shall cooperate with the State of Florida, Palm Beach County, the Palm Beach County Transportation Planning Agency and adjacent communities to achieve coordinated planning of land uses, transportation programs and traffic circulation so as to achieve and maintain service levels adopted by each local unit of government and to protect the necessary rights of way through development permitting.

Policy TME-1.1.1

The Town shall assist the County in undertaking transportation and mobility improvements and services which are consistent with this Comprehensive Plan, the Treasure Coast Regional Policy Plan and State and County transportation plans.

Policy TME-1.1.2

The Town shall protect the present 10080-foot right of way for S.R. A1A and 50-foot local rights of ways through its development permitting processes but the Town opposes the widening of S.R. A1A as a means of accommodating substantial increases in average daily traffic. The Town favors minor improvements which may be proposed by Florida Department of Transportation (FDOT) to improve safety and efficiency.

Policy TME-1.1.3

The Town will-shall review any development request that will increase residential density or non-residential intensity to determine impacts on the transportation and mobility Level of Service, and ensure that such impacts are addressed through the Concurrency Management System and associated proportionate fair share contribution requirements.

Policy TME-1.1.4

The Town supports expansion of present <u>area</u> transit service to include service along S.R. A1A and <u>will promote</u> would encourage transit its usage to Town residents by disseminatingen of schedule information, <u>route maps</u>, and <u>bus stop locations</u> and by other means as may be appropriate.

Policy TME-1.1.5

The Town shall coordinate with the City of Boca Raton, City of Delray Beach, Palm Beach County, the Palm Beach County Transportation Planning Agency, the Florida Department of Transportation and other agencies in order to ensure the use of consistent Level of Service standards and common methodologies for evaluating transportation and mobility impacts.

Policy TME-1.1.6

The Town shall limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles travelled. These strategies include promoting the use of alternate transportation modes including mass transit, bicycles, and pedestrian facilities , and requiring Transportation Demand Management Programs as a condition for development approvals.

Objective TME-1.2 Use Level of Service to Analyze Development Impacts

The Town's adopted peak season/peak hour level of service standard for S.R. A1A is "D". This standard shall serve as the basis for analyzing traffic impacts prior to the Town issuing a development order.

Policy TME-1.2.1

The Town shall not permit developments which will result in traffic impacts which will cause the established level of service to be exceeded in accordance with the Concurrency Management System described in Policy CI-1.4.1 1.2 of the Future Land Use Element Capital Improvements Element.

Objective TME-1.3 Maintain and Administer Construction Standards

The Town <u>will-shall</u> maintain and administer design and construction standards for driveways and onsite traffic flow, local streets, driveways, <u>paved marked</u> shoulders and sidewalks to assure safe and efficient traffic movements.

Policy TME-1.3.1

The Town will_shall maintain and enforce its regulations regarding driveway/street intersections, sight distance requirements and other relevant regulations to assure that accepted design standards are met for onsite traffic flow and parking, access drives to public thoroughfares, and pedestrian circulation facilities prior to authorizing specific development projects.

Objective <u>TME-1.4 Ensure Safe Conditions for Bicyclists and Pedestrians</u>

The Town will-shall assist FDOT in achieving improved safety conditions for bicyclists and pedestrians who travel on the marked paved shoulder located within the S.R. A1A right of way and who desire to cross the roadway. The Town recognizes that S.R. A1A is under the jurisdiction of the Florida Department of Transportation (FDOT).

Town of Highland Beach, Florida, Comprehensive Plan

Horizon Year 2045

Policy TME-1.4.1

The Town <u>will-shall</u> coordinate with FDOT and other appropriate agencies in order to maintain and improve the existing <u>paved marked</u> shoulder.

Policy TME-1.4.2

Improvements to the existing <u>paved-marked</u> shoulder, and the provision of additional public bicycle facilities, shall be included in the Capital Improvements Element Five Year Capital Improvements schedule

Housing Element

Goal H-1

<u>To provide aA</u> community where the build-out level of residential development results in a safe and desirable living environment and where housing is maintained and conserved to ensure wholesome and healthful neighborhoods.

Objective H-1.1 Require Compatible Development

The Town will-shall require that future housing development be compatible with adjacent existing developments.

Policy <u>H-</u>1.1.1

The town will review periodically shall periodically review ordinances, codes, regulations, and the permitting process to ensure determine the requirements for insuring result in compatibility of compatible developments.

Policy H-1.1.2

Where compatibility requirements are lacking in the codes, the Town <u>shall</u> institute more specific requirements.

Objective H-1.2 Require Safe On-Site Circulation

The town will shall require that future housing development provide safe and efficient means for handling on-site pedestrian and vehicular circulation.

Policy H-1.2.1

The Town will-shall periodically review ordinances, codes, regulations, and the permitting process to determine appropriate provisions for resolving pedestrian and vehicular conflicts and the means for connecting the two on-site circulation with the public circulation system.

Policy <u>H-</u>1.2.2

Where sufficient means for resolving pedestrian and vehicular conflicts do not exist and where providing appropriate access to the public circulation system are lacking, the Town will-shall institute more specific requirements.

Objective H-1.3 Eliminate Sub-Standard Housing and Blight

The Town will_shall seek to rehabilitate or eliminate all sub_standard housing through effective code enforcement and other programs to conserve housing.

Policy H-1.3.11.3.2

The Town shall maintain standards for the quality of housing and the stabilization of neighborhoods as required to prevent blight and structural deterioration.

Policy H-1.3.21.3.1

The Town will-shall identify substandard housing and enforce the appropriate codes and regulations to correct all deficiencies.

Policy H-1.3.3

The Town shall manage its housing resources so as to conserve stable housing, require adequate maintenance and upgrading of housing when rehabilitation is economically feasible, and require demolition of housing when it is determined to be uneconomical for continued use or when its removal will remove a blighting influence, safety hazard or an incompatible and inappropriate land use.

Objective <u>H-1.4 Ensure Sufficient Low & Moderate Income Housing</u>

The Town will-shall enable use of a sufficient supply of housing sites to meet demonstrated needs for low and moderate income housing and for development of <u>community residential facilities</u> group homes and foster homes as well as mobile homes with standards and criteria which assure compatible land development problems.

Policy <u>H-</u>1.4.1

The Town shall make necessary provisions in its land development regulations to permit group community residential homes and foster care facilities which foster non-discrimination as well as mobile homes in areas of comparable density and intensity so as to assure meeting the needs of all populations and such housing shall be provided with appropriate supporting infrastructure.

Policy <u>H-</u>1.4.2

The Town will-shall implement strategies to remove regulatory barriers to achieving affordable housing and otherwise ensure efficient housing production.

Objective H-1.5 Ensure Adequate Affordable and Special Needs Housing

The Town will-shall ensure that adequate and affordable housing is provided to meet the needs of its existing population and future population, as well as households with special housing needs as may be identified.

Policy H-1.5.1

The Town will shall consider utilizing federal, state, and local subsidy programs to meet demonstrated needs for such assistance.

Policy <u>H-</u>1.5.2

The Town shall continue to supports non-discrimination in housing in through the provision of both conventional housing and housing for special population groups and ito endorse the Federal and State regulations to advance fair housing and elimination of discrimination in housing.

Policy <u>H-</u>1.5.3

The Town shall coordinate with the private sector to encourage new housing developments to provide for a range of housing types that are affordable to all income groups in a proportion that is reflective of demand.

Policy <u>H-</u>1.5.4

The Town will-shall coordinate as appropriate with other agencies to ensure that its income-qualified residents are made aware of affordable housing and housing assistance programs, and will-shall support regional affordable housing efforts through such mechanisms as letters of support, lobbying, and the dissemination of information.

Policy H-1.5.5

The Town shall coordinate with the US Department of Housing and Development, Florida State Housing Initiatives Partnership Program (SHIP), and other agencies regarding the development of affordable and workforce housing when necessary.

Policy H-1.5.6

The Town shall implement specific criteria regarding application and processing procedures for affordable housing development as identified in the land development regulations.

Policy H-1.5.7

The Town recognizes the benefits of affordable workforce housing and shall continue to implement its current housing programs including the Live Local Act as applicable.

Objective H-1.6 New Housing Shall be Sustainably Developed

The Town shall promote sustainable residential development that reduces energy consumption, enhances resilience, and contributes to a healthier, more sustainable community.

Policy H-1.6.11.5.5

The Town shall require new residential development and redevelopment to incorporate energy saving design and construction features, such as adequate insulation, solar power, less heat-absorbent roofing materials, and increased tree canopies, into design, construction and site development plans.

Policy H-1.6.21.5.6

The Town shall require the use of renewable building materials in the construction of new or redevelopment of existing housing.

Policy <u>H-1.6.3</u> 1.5.7

The Town shall <u>consider</u> develop<u>ing</u> and implement<u>ing</u> a green building certification program, with associated regulations, incentives and standards, in order to implement policies 1.5.5 and 1.5.6 above.

Objective <u>H-1.7</u> <u>1.6</u> <u>Protect Historic, Archaeological and Cultural Resources</u>

The Town shall strive to identify, designate and protect historic, archaeological and cultural resources that may be located within its boundaries by conducting surveys to identify such resources.

Policy H-1.7.11.6.1

The Town will_shall be alert to events, personalities, and circumstances which provide a worthy basis for declaring any housing structures to be of historical significance.

Infrastructure Elements

Solid Waste Subelement

Goal ISW-1

To provide a reliable <u>sewage_solid waste_collection</u> and transport system to meet the present and future needs of the Town of Highland Beach.

Objective <u>ISW-</u>1.1 <u>Establish Level of Service</u>

The Town <u>will_shall</u> utilize a <u>level_Level</u> of <u>serviceService (LOS)</u> standard for solid waste generation which is compatible with disposal facility capacities and operational policies of The Palm Beach County Solid Waste Authority (SWA).

Policy ISW-1.1.1

The Town of Highland Beach's adopted <u>level of serviceLOS</u> standard for solid waste <u>shall be as shown in the Capital Improvements Element LOS *Policy Cl 1.3.1* is 5 lbs per person per day. The Town shall continue to seek the reduction of solid waste requiring disposal through support of and participation in the recycling program of the Solid Waste Authority of Palm Beach County.</u>

Policy <u>ISW-</u>1.1.2

The Town shall cooperate with the SWA in any resource separation programs (e.g., newspaper, glass, and aluminum) and shall assist the SWA in implementing its recycling program.

Objective <u>ISW-1.2 Maintain Accurate Data</u>

The Town will-shall continue to maintain accurate data relating to the amount of solid waste generated.

Policy ISW 1.2.1

The Town will-shall continue to require its solid waste collection contractor to provide waste tonnage records.

Sanitary Sewer Subelement

Goal ISS-1

To provide a reliable sewage collection and transport system to meet the present and future needs of the Town of Highland Beach.

Objective <u>ISS-1.1 Ensure Adequate Sanitary Sewer Capacity</u>

The Town will-shall take necessary steps to assure ensure that both existing deficiencies and future demands will be met in a cost-effective manner while maintaining adequate reserve capacity.

Policy ISS-1.1.1

The Town will_shall maintain a systematic inspection and rehabilitation/ replacement program for sewer lines and manholes to reduce the amount of increased sewage flow due to groundwater infiltration and stormwater inflow.

Policy ISS-1.1.2

The Town will shall maintain its practice of using PVC, SDR 35 pipe and precast manholes for all new wastewater collection systems.

Policy <u>ISS-</u>1.1.3

The Town's adopted the following_level_Level of service_Service standards for sanitary sewer are as shown in *Policy CI-1.3.1* follows:

a. Average wastewater contribution - 68 GPCD.

<u>ba</u>. Gravity sewers, force mains and pump stations <u>will-shall</u> be sized for peak flows determined by using the following peaking factors.

Avg. Daily Flow (MGD)	Peaking Factor
0.01 to 0.05	3.5
0.05 to 0.25	3.0
0.25 to 2.00	2.5

Objective ISS-1.2 Ensure All Future Development Connects To Sanitary Sewer

The Town shall ensure the proper management and provision of sanitary sewer services, maintaining consistency with Florida Statutes and ensuring that both existing and new developments within the Town limits are connected to the sanitary sewer system.

Policy ISS-1.2.1

The Town shall continue to require that any new development or redevelopment projects will connect to the sanitary sewer system at the owner/developer's expense.

Policy ISS-1.2.2

<u>Existing development within the Town limits shall be required to remain connected to sanitary sewer.</u>

Potable Water Subelement

Goal IPW-1

<u>To operate and maintain Aa</u> reliable and adequate source of potable water for present and future needs of the Town of Highland Beach.

Objective IPW-1.1 Potable Water Supply

Policy 1.1.4

The Town will-shall maintain a water supply sufficient as required to maintain or exceed the level of service standards set forth in this Element. This will be achieved through, the operation and maintenance of the Reverse Osmosis Water Treatment Plan, the use of finished water storage facilities, and the water distribution system, and if necessary, through agreements with other providers as may be deemed necessary.

Policy IPW-1.1.1 Objective 1.1

The Town will-shall maintain access to raw water supply systems to meet the Town's future potable water needs and maintain adequate reserve capacity to meet all Federal and State drinking water regulations.

Policy IPW-1.1.21.1.1

The Town shall continue to maintain and operate its Reverse Osmosis Water Treatment Plant at the capacity shown in *Policy CI-1.3.1*.

Policy IPW-1.1.31.1.2

The Town shall continue to maintain and operate its finished water storage facilities and the water distribution system in accordance with its adopted Level of Service standard.

Policy IPW-1.1.4 The Town's adopted LOS standard shall be as shown in Policy CI-1.4.1.

Policy <u>IPW-1.1.5</u> 1.1.3

The Town shall maintain the following technical standards:

- a. Water mains must-shall be a minimum of 8-inches in diameter.
- b. All water service shall be looped. The Town's LOS standards shall be as shown in below the following adopted level of service standards.

- Water mains must be a minimum of 8-inches in diameter. All water service shall be looped.
- Minimum flow:

Single Family	500 GPD
Multi Family	750 GPD
Non-Residential	2,000 GPD
d. Average daily per capita	
(year-round and seasonal)	372 GPD
consumption	

Policy IPW-1.1.61.1.3

Before issuance of a development order or permit, the Town will-shall determine that service can be supplied to the proposed development without reducing the level_Level_of service Service for potable water.

Objective IPW-1.2 Maintain Facility Conditions

The Town will-shall ensure that existing facilities are kept in good operating condition.

Policy <u>IPW-</u>1.2.1

The Town <u>will-shall</u> maintain and operate the Reverse Osmosis Water Treatment Plant, finished water storage facilities, water distribution system, valves and fire hydrants.

Policy IPW-1.2.2

The Town shall maintain existing bulk water agreements with Delray Beach and Boca Raton for use in the event of an emergency or scheduled maintenance.

Objective IPW-1.3 Maintain or reduce water consumption

The Town <u>will-shall</u> continue to maintain and reduce its current rate of water consumption to the maximum extent feasible.

Policy IPW-1.3.1

The Town will-shall continue to maintain and enforce its Florida-Friendly Landscaping ordinance.

Policy IPW-1.3.2

The Town will-shall continue to require all new development to include water-saving plumbing fixtures and prohibit installation of non-recirculating water-cooled air conditioning systems.

Policy IPW-1.3.3

The Town will_shall continue to maintain its three tiered tiered rate structure in accordance with Ordinance 09-004-0 in order to maintain its current rate of water consumption of 372 gallons per capita per day, and achieve water conservation goals.

Policy IPW-1.3.4

The Town will-shall continue its community awareness program regarding water conservation, the necessity of *Florida-Friendly Landscaping* concepts and temporary water use restrictions when imposed by the Town through coordination with condominium association managers, the Town newsletter and website-(bi-monthly), and public service messages-on the public information access channel of cable television.

Objective IPW-1.4 10-Year Water Supply Work Plan

The Town of Highland Beach shall comply with its adopted 10-year Water Supply Work Plan. The Town of Highland Beach's Water Supply Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 10-year period.

Policy IPW-1.4.1

<u>The Town shall i</u>Incorporate the <u>10-Year Water Supply Work Plan</u>, dated July 31, 2020, by reference into the Town of Highland Beachits Comprehensive Plan, the <u>10-Year Water Supply Work Plan</u>, dated July 31, 2020.

Policy IPW-1.4.2

The Town shall ceoordinate appropriate aspects of the Town of Highland Beach Comprehensive Plan with the 2023-2024 South Florida Water Management District's Lower East Coast Water Supply Plan Update adopted November 8, 2018 and with the Palm Beach County 10-Year Water Supply Work Plan adopted March 26, 2020. The Town shall amend its Comprehensive Plan and Water Supply Plan as required to provide consistency with the District and County plans.

Policy IPW-1.4.3 - Monitoring Measure for Objective IPW- 1.4

The Work Plan shall remain consistent with the Palm Beach County 10-Year Water Supply Work Plan, which is compatible with the Palm Beach County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan.

The Town of Highland Beach shall update the Work Plan as required by section—Section 163.3177(6)(c), F.S. at least every 5 years within 18 months after the governing board of the water management district approves an updated Regional Water Supply Plan. The last Lower East Coast Water Supply Plan Update was approved on September 23, 2024 November 8, 2018. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Work Plan and the Capital Improvements Element.

Drainage Subelement

Goal ID-1

<u>To provide</u> <u>Aa</u>dequate stormwater drainage <u>will be provided</u> for protection against flooding and to prevent the degradation of the quality of the receiving waters.

Objective ID-1.1 <u>Drainage System</u>

The Town will-shall maximize the use of the existing system, and make necessary improvements to meet future needs.

Policy **ID-1.1.1**

The Town, on an ongoing basis, <u>will-shall</u> monitor existing drainage conditions and the stormwater management system under the jurisdiction of the Town to determine needed improvements to the system and its operating condition in accordance with the adopted level of service standard.

Policy **ID-1.1.2**

The Town's adopted level of service standards for the stormwater system capacity is as follows: Design Storm: 3 year frequency, 10 minute concentration with 1 foot freeboard below gutter elevation.

Policy <u>ID-</u>1.1.3

The Town will-shall provide routine maintenance to drainage facilities under its jurisdiction so as to maintain optimum capacity and prolong their service life.

Policy **ID-1.1.4**

The Town will-shall establish priorities for correcting existing problems and deficiencies and implement programs to ensure the identified problems are resolved.

Policy ID-1.1.5

The Town shall continue to ensure that stormwater management and drainage systems comply with existing State and Federal stormwater management ordinances and regulations. The Town shall be responsible solely for the maintenance and operation of public catch basins and drainage systems under its jurisdiction.

Objective <u>ID-</u>1.2 <u>Preserve Environmentally-Sensitive Lands</u>

The Town will_shall achieve maximum feasible preservation of marshes and environmentally sensitive lands through stormwater management practices.

Policy <u>ID-</u>1.2.1

The Town will-shall require, prior to permitting, that any future development within the Town comply with all requirements of the *Department of Natural Resources, Department of Environmental Protection, South Florida Water Management District,* and *Palm Beach County Department of Environmental Resources Management.*

Policy <u>ID-</u>1.2.2

The Town will-shall coordinate with State and County regulatory agencies and the South Florida Water Management District to ensure that all existing and future developments within the Town provide and maintain stormwater management facilities in accordance with regulations and requirements of such agencies and that existing conditions which are in conflict with such regulations and requirements be mitigated in accordance therewith.

Policy ID-1.2.3

The Town will_shall maintain and enforce necessary regulations within its land development regulations including requirements that on-site retention achieve a level of treatment equivalent to retaining the first one inch of runoff or runoff from a one hour, three year storm event, whichever is greater.

Policy ID-1.2.4

The Town shall consider working with the County to develop methods for improving data collection and monitoring stormwater runoff quality.

Objective ID-1.3 Prevent Erosion

The Town will-shall maintain and enforce necessary regulations to protect the functions of the dune as the natural drainage feature by preventing erosion.

Policy ID-1.3.1

The Town <u>will-shall</u> enforce vigorously **Chapter 20** and <u>Chapter 26</u> of its Code of Ordinances and require thorough site plan review <u>to ensure</u> that all improvements <u>of to</u> private properties be designed and located so as to protect the natural drainage features.

Coastal Management/Conservation Element

The Town of Highland Beach was incorporated in 1949. Located in the southern portion of eastern Palm Beach County, the barrier island town encompasses 1.1 square miles (0.5 square miles of land plus 0.6 square miles of water) and is bounded on the north and northwest by the City of Delray Beach and on the south and southwest by the City of Boca Raton. The Atlantic Ocean lies adjacent to the Town on the east and the Intracoastal Waterway lies to the west. The overall length of the town is approximately 2.8 miles.

The governing body of the Town consists of a five-member Town Commission, each elected for three-year, overlapping terms. Terms to elected office are limited to two. Day to day operations of the Town are under the leadership of the Town Manager who is appointed by the Town Commission. The Town provides general municipal services such as police protection and a library, as well as water and wastewater utility service. The Town also provides, through contract, fire protection and emergency services, solid waste, and postal services.

The town has a current year-round population of approximately 4,150 which increases by about 40 percent to approximately 8,500 during the winter months. Residents are composed of approximately 80% retirees and 20% persons employed or engaged in business enterprises in Palm Beach and Broward Counties.

The Town's "main street" is State Road A1A, which has a 100-foot wide right of way and relies on swales to manage storm water run off, retention and ground water infiltration.

Highland Beach is a residential community with one remaining non-conforming oceanfront hotel known as the Highland Beach Delray Sands. At this time there are no public beaches, although Palm Beach County has purchased a small site near the south end of the town for future development as Milani Park.

In 2007, an evaluation of existing gross acreage by land uses revealed that 263.85 acres or 67% of the total gross acreage of 396.7 acres in the Town is dedicated to residential use. The remaining gross acreage is allocated to non-residential such as governmental, institutional, recreation and right-of-way. This ratio has not changed in recent years. The residential and non- residential growth rate is anticipated to be minimal for the next 10 to 20 years.

The Town is substantially built-out (98%), with minimal future new development potential and population growth limited by the scarcity of vacant and developable land. Potential for redevelopment is limited to single family lots and by the land use densities established within the Comprehensive Plan; therefore, the majority of redevelopment activity in the future will likely result from "tear-down" of older residential structures and replacement with new at densities permitted by current ordinances.

The potential expansion of the Town's current boundaries through annexations is not practical due to its location.

Goal CMC-1

To ensure a beach and dune system and other natural environmental features which are preserved and enhanced to minimize erosion under normal conditions, provide protection against storm impacts, stormwater run-off, sea level rise, and chronic flooding, and to protect/conserve environmental features and wildlife habitats either through protection or mitigation programs.

Objective <u>CMC-</u>1.1 <u>Protect Dune System</u>

The Town will shall prevent damage and destruction to the dune system, resulting from construction activities, pedestrian crossings and other disturbances.

Policy CMC-1.1.1 Objective 1.1

The Town shall annually review waterfront construction permit activities and assess the resulting impacts on the beach and dune system. as the measure of this objective.

Policy <u>CMC-</u>1.1.<u>2</u>**1**

The Town will_shall_enforce rigorously Chapters 6 (Buildings and Structures), 20 (Planning and Development) and 2830 (Xeriscape—Landscape Requirements, Installation and Maintenance Trees, Shrubs, and Vegetation), 30 (Zoning Code), and all applicable regulations of its Code of Ordinances.

Policy CMC-1.1.32

The Town_shall encourages removal of invasive exotic species.

Policy <u>CMC-</u>1.1.43

The Town will shall support beach and dune restoration programs and activities as necessary in order to maintain and improve its coastal resources and shoreline.

Policy 1.2.5

The Town will not permit shoreline uses which will be incompatible with the established residential character, will not provide public marina sites, and will not permit activities or land uses which could cause estuarine pollution or endanger living marine resources.

Policy <u>CMC-1.1.5</u> <u>1.2.6</u>

The Town <u>will-shall</u> continue to prohibit <u>the</u> removal of sand from the Town as a result of construction activities and <u>to</u> requires that sand shall be retained and deposited on beachfront property.

Policy <u>CMC-1.1.6</u>1.4.3

The <u>T</u>town <u>will-shall</u> continue to encourage boat users to reduce speeds <u>by enforcing the speed</u> <u>limit</u> in the Town's waterways to protect manatees and reduce erosion and related impacts to canal banks and seawalls from excessive wake.

Policy 1.2.7

The Town will enforce rigorously Chapter 20 (Trees, Shrubs, and Vegetation) of its Code of Ordinances as a means of protecting mangroves.

Objective CMC-1.21.4 Protect and Conserve Coastal Natural Resources

The Town will shall actively support protection and conservation of coastal natural resources including manatees, sea turtles, seagrass beds, and mangrove stands.

Policy CMC-1.2.1 Objective 1.4

The Town will have met this objective through the shall proviside on of educational materials regarding the protection of the coastal natural resources within the community.

Policy CMC-1.2.2

The Town shall continue to work with the Natural Resource Preservation Advisory Board (NRPAB) to educate the public on the importance of dune restoration and management.

Policy CMC-1.2.31.1.4

The Town will shall coordinate with Palm Beach County and Florida Department of Environmental Protection to ensure beach maintenance activities comply with all local and state regulations.

Policy <u>CMC-1.2.3</u>1.1.5

The Town will-shall coordinate with local and state agencies in the event that beach restoration and renourishment activities occur within the Town.

Policy CMC-1.2.41.1.6

The Town will-shall coordinate and support Palm Beach County in its study of the possible impacts of shore protection structures, such as groins, revetments or seawalls on the Town's beaches, beach renourishment, or other means.

Policy CMC-1.2.61.4.1

The Town will-shall coordinate with the appropriate agencies in order to ensure the protection of its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands.

Policy CMC-1.2.71.4.2

The Town shall maintain and enforce provisions to protect its coastal natural resources, including manatees, sea turtles, seagrass beds, and mangrove stands, in its Code of Ordinances.

Objective <u>CMC-1.3</u> <u>1.6</u> <u>Conserve and Protect Shorelines for Recreation and Conservation</u>

The Town's standard forshall prioritizing prioritize shoreline land uses gives priority to that are water-dependent in order to uses so that beaches will be conserved and protecte beaches for public recreation and resource conversation purposes;

Policy CMC-1.3.11.2.5

The Town will-shall not permit public marinas or other shoreline uses which will be incompatible with the established residential character, will not permit activities or land uses which could cause estuarine pollution or endanger living marine resources.

Policy CMC-1.3.2 Objective 1.6

and that in the event that post disaster (or other cause) redevelopment is necessitated (post disaster or other cause), or the Town shall conditions occur to enable demolition and reconstruction of oceanfront structures in a way that prioritizes water dependent uses.

Policy CMC-1.3.3 Objective 1.6

The Town shall annually review any oceanfront land use changes and/or oceanfront redevelopment activities to ensure compliance with this objective.

Objective CMC-1.4 Implement Recommendations of Beach Restoration Study

The Town shall evaluate methods and explore engagement opportunities to implement the recommendations provided by the Beach Restoration Feasibility Study.

Policy CMC-1.4.1

The Town shall consider a dune toe repair project and/or dry beach nourishment to restore the storm protective capacity of the beach and dune system.

Policy CMC-1.4.2

The Town shall update the Beach Restoration Feasibility Study every 10 years.

Goal CMC-2

To ensure the provision of maximum feasible protection of life, and property, infrastructure, and cultural, historical, archeological and natural resources from the effects of storms, and natural disasters, high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Objective <u>CMC-1.2</u>2.1 <u>Hazard Mitigation</u>

The Town will-shall prohibit construction activities and location of buildings and site improvements which might cause or increase harmful effects of hurricanes and other natural disasters, including property damage, degradation of natural resources, wetlands and estuaries, inappropriate or conflicting land uses and exposure of human life.

Policy CMC-2.1.1 Objectuive 3.1

The Town shall annually review all construction activities and assess the resulting impacts—as the measure of this objective.

Policy CMC-2.1.21.2.4

The Town shall define its coastal high hazard area as the area below the elevation of the Category 1 storm surge line as established by the National Oceanic and Atmospheric Administration's Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Coastal High Hazard Area shall be shown on the Future Land Use Map series.

Policy CMC-2.1.31.2.1

The Town <u>shall supports environmental conservation programs and directs the Town Manager</u> to-monitor enforcement of applicable <u>Federal</u>, <u>State and local</u> regulations of <u>State and Federal</u> and <u>local governmental agencies</u> regarding construction within the coastal high hazard area. Petitioners for land development within the coastal high hazard area shall provide the Town with copies of all applicable state and federal permits prior to issuance of building permits.

Policy CMC-2.1.4

The Town will shall not expend public funds to subsidize development within the coastal high hazard area other than expenditures necessary to achieve the objectives and policies of the Comprehensive Plan.

Policy CMC-2.1.51.2.2

The Town <u>shall continue to supports</u> and <u>will</u> assist effective local government review and comment processes for projects and actions proposed seaward of the Coastal Construction Control Line.

Policy CMC-2.1.61.2.3

The Town supports the periodic re-evaluation of the Coastal Construction Control Line in accordance with current accepted methodology.

Policy CMC-2.1.72.3.1

The Town will-shall coordinate with, and will-shall rely on, the Florida Department of Environmental Protection to enforce building limitations seaward of the Coastal Construction Control Line and ensure conformance with Chapter 161 of Florida Statutes.

Policy CMC-2.1.82.1.5

The Town will-shall only permit development in areas subject to potential storm hazards in accordance with Chapter 6 of the Town's Code of Ordinances (Coastal Construction Code) and shall maintain that Code to conform with the Comprehensive Plan, as well as State and Federal requirements.

Policy CMC-2.1.9 Objective 2.2

The Town <u>will-shall</u> not permit rebuilding of <u>non-conforming</u> structures experiencing damage due to storm-related conditions or erosion when such damage exceeds fifty percent (50%) of the value of the structure unless reconstruction is in compliance with the Town's Code of Ordinances, applicable to new construction.

Policy CMC-2.1.10 Objective 1.3

The Town will_shall establish guidelines and enforcement procedures, requiring removal, repair or replacement of any structure or site improvements within or adjacent to the beach when such structure or improvements have experienced damage due to erosion or storm effects, thereby constituting a potential safety hazard for the public. Compliance shall be in accordance with Policy FLU-1.1.4 and the Town's land development regulations and floodplain management regulations. In the event of structural damage in excess of 50% of the value of the structure, the structure should be rebuilt to current codes. The objective will be met with the creation of the guidelines and enforcement procedures for damaged structures.

Policy CMC-2.1.11 1.3.1

The Town shall maintain and enforce applicable ordinances and administrative procedures to assure that unsafe conditions due to damaged structures or hazardous conditions shall not be permitted to remain indefinitely on the beach and foredune areas.

Policy CMC-2.1.122.3.1

The Town will-shall continue to enforce its building code and drainage requirements, which shall be consistent with, or more stringent than, the Florida Building Code and all applicable flood plain management regulations.

Objective CMC-2.2 Stormwater Management

<u>The Town shall reduce flood risks and enhance resilience through effective stormwater management practices.</u>

Policy CMC-2.2.1 Objective 1.5

The Town will-shall coordinate with the South Florida Water Management District to ensure that all future developments the Town's land development regulations meet the stormwater retention criteria and requirements of that agency.

Policy <u>CMC-2.2.2</u> <u>1.5.2</u>

The Town shall continue to revise <u>its</u> land development regulations_to enhance flood mitigation measures <u>in vulnerable areas and to</u> reduce <u>future</u>_risks associated with high tide events, storm surge, <u>flash floods</u>, chronic flooding, stormwater runoff, and the related impacts of sea level rise.

Policy <u>CMC 2.2.3</u> <u>1.5.4.</u>

The Town shall continue to apply the best planning and engineering management practices in development to attenuate and mitigate future flood events and modify the its Land Development Regulations and other relevant regulatory documents as needed.

Goal 4 Policy CMC-2.2.4

To ensure tThe Town shall continue to require land development applicants to utilize best practices and initiate mitigation strategies to stop chronic flooding and reduce property losses in coastal areas that may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Policy CMC-2.2.5 Objective 1.5

The Town shall annually review construction permits to assess on whether the District's stormwater retention requirements have been addressed.

Policy CMC 2.2.61.5.1

The Town <u>will-shall</u> take affirmative action to improve the stormwater drainage systems within <u>the Town, including</u>. Such review will-identifying areas of improvement where the system can be more efficient, identify and exploring possible enhancements such as on-site water retention, capital improvements, and development code modifications.

Policy CMC-2.2.73.1.4

In all applications seeking Future Land Use Map amendments and/or rezonings requests, the petitioner shall provide the Town with a drainage plan that addresses the impact of sea level rise and on-site stormwater retention on the subject site. The drainage statement shall incorporate the latest sea level rise information from the Army Corps of Engineers. The provision of this drainage and stormwater retention statement shall be in addition to the other application requirements.

Objective CMC-2.3 Emergency Evacuation

The Town shall maintain and implement a coordinated emergency management system.

Policy CMC-2.3.1 Objective 2.1

The Town will-shall coordinate its planning and permitting activities with the Palm Beach Emergency Operations Center (EOC) so as to maintain an evacuation time of not more than six (6) hours during daytime conditions and eight (8) hours during nighttime conditions. Any future land use change which would increase the allowable density will require compliance with this objective.

Policy CMC-2.3.22.1.1

The Town's Future Land Use Map shall reflect residential density ranges and allocation of land area to those density ranges so as to to enable the Town to maintain the evacuation times set forth in Objective 2.1 Policy CMC-2.3.1.

Policy CMC-2.3.3

The Town shall review any future land use change, increasing the allowable density for compliance with evacuation times set forth in Policy CMC-2.3.1.

Policy <u>CMC-2.3.4</u>2.1.2

The Town shall review its Emergency Management Plan annually to determine necessary activities or procedures to facilitate maximum safety conditions and minimum evacuation times following issuance the issuance of an evacuation order.

Policy CMC-2.3.52.1.3

Through active participation in the Palm Beach County emergency planning program, the Town shall will assure its activities and procedures are coordinated with those of adjacent communities and Palm Beach County.

Policy CMC-2.3.62.1.6

The Town's land development regulations shall continue to include provisions to ensure that required infrastructure is available to serve development or redevelopment in accordance with adopted level of service standards, sound practices of coastal resource protection, and safe evacuation.

Objective CMC-2.4 Climate Change Vulnerability Assessment

The Town shall implement the appropriate strategies identified by the Coastal Resilience Partnership (CRP) of Southeast Palm Beach County Climate Change Vulnerability Assessment to mitigate damage from storms, sea level rise and natural disasters.

Policy CMC-2.4.1

The Town shall address the infrastructure recommendations from the CRP Vulnerability Assessment, to include:

- Raising lift stations.
- Installing in-line check valves.
- Lining sanitary sewer systems.
- Working with FDOT to address stormwater issues on and adjacent to SR-A1A.

Policy CMC-2.4.2

The Town shall consider amending its land development regulations based on recommendations from the CRP Vulnerability Assessment, as follows:

- Preserving open space in flood prone areas.
- Evaluating existing land development regulations to encourage use of grid independent. renewable waste-to-energy systems.

Policy CMC-2.4.3

The Town shall consider planning, policy and management recommendations from the CRP Vulnerability Assessment, as follows:

- Considering modifications to roadway design specifications to provide a higher level of service for evacuation routes and priority roadways.
- Creating and investing in pre-disaster plans for post-disaster recovery.

Policy CMC-2.4.4

The Town shall consider capacity-building recommendations from the CRP Vulnerability Assessment, as follows:

- Encouraging homeowners to create shoreline protection measures on their properties.
- Educating homeowners about shoreline protection measures using the Vulnerability
 Assessment's Adaptation Guide and other resources.
- Encouraging homeowners to use natural measures, such as Florida friendly vegetation and healthy mangrove forests, to protect their properties in addition to maintaining and raising seawalls.
- Encouraging sustainable landscaping practices.
- Educating homeowners on right-of-way issues related to climate change adaptation.
- Encouraging residents to report climate related issues or questions to the Town.

Policy CMC-2.4.5

The Town shall consider public outreach recommendations from the CRP Vulnerability Assessment, as follows:

- Promoting amenities like the Library and Town Hall as hubs for climate education.
- Partnering with local artists and community groups to collaborate on climate education components as part of infrastructure projects (community events).
- Evaluating access to critical services for vulnerable portions of the Town population.

Policy 1.3.2

By the year 2020, the Town shall initiate a study or participate in a regional study to evaluate the Town's vulnerabilities to the effects of sea level rise, regional water releases, and chronic flooding. Sea level rise refers to the long term average sea level rise relative to the local land level. Chronic flooding refers to localized flooding that occurs annually and exceeds 100 year storm events. The study shall examine the following:

a. Areas of the Town which experience periodic flooding;

- b. Identification of natural areas impacted by sea level change and chronic flooding;
- c. Identification of infrastructure impacted by sea level change and chronic flooding, including drainage systems within the Town.
- d. Evaluate the option to establish Adaptation Action Area(s), which are defined in Florida Statutes Section 163.3164 (1), as a designation within the Coastal Management element which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels;
- e. Identify policies and land development regulations to be modified to address sea level change and chronic flooding, including seawall heights;
- f.—Identify funding sources for staff and infrastructure to address the impacts of sea level change and chronic flooding.; and,
- g. Include development and redevelopment principles, strategies, engineering solutions, regulations, and best practices that reduce flood risk within the Tow

Objective CMC-2.54.1 Community Wide Resilience

The Town <u>will-shall</u> continue to examine <u>and carry outimplement</u> community-wide strategies to increase <u>the resiliency resilience</u> <u>of the Town-</u>to-<u>address</u> future effects of coastal storms and climate change on the community.

Policy CMC-2.5.1 Objective 2.3

Compliance with this objective shall be determined through a The Town shall conduct a biennial review every seven (7) years of the Town's resiliencey to sea level rise, chronic flooding and related impacts.

Policy CMC-2.5.2 Objective 2.3

The Town shall coordinate with Palm Beach County on policies that increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, stormwater run-off and collection, impact of king tides, changes in rainfall patterns, and extreme weather events. Compliance with this objective shall be determined through a biennial review of the Town's resiliency to sea level rise, chronic flooding and related impacts.

Policy CMC-2.5.34.1.1

The Town shall support Palm Beach County's efforts to increase regional resilience by sharing technical expertise, assessing local vulnerabilities, and advancing agreed upon mitigation and adaptation strategies.

Policy CMC-2.5.4

The Town shall continue to support and participate in the Local Mitigation Strategy planning and implementation process.

Policy CMC-2.5.54.1.2

The Town <u>will-shall</u> evaluate the benefits of participating in the National Flood Insurance Program Community Rating System (CRS) and will strive to obtain a positive CRS rating.

Goal CMC-3

To ensure the protection of air, water, and soil standards as well as wildlife and natural systems during land development activities.

Objective CMC-3.1 Hazardous Land Uses

The Town will-shall evaluate prohibit the construction of any land uses which may could have a negative impact on air and water quality, natural resources, stormwater management, and those that would generate hazardous waste.

Policy CMC-3.1.1 Objective 3.1

-The Town shall annually review all construction activities and assess the resulting environmental impacts as the measure of this objective.

Policy CMC-3.1.23.1.1

The Future Land Use Plan shall not reflect any commercial or industrial land use designations.

Policy <u>CMC-3.</u>1.33.1.2

The Town shall continue to identify and protect environmentally sensitive lands, and maintain and enforce requirements and standards related to the disturbance of those areas due to development activities.

-Policy CMC-3.1.43.1.3

The Town shall coordinate with Palm Beach County and State regulatory agencies all activities related to hazardous waste management which may occur in the Town so as toto protect human life and natural resources.

Policy CMC-3.1.5

The Town shall require all <u>persons seeking to develop or redevelop property</u> petitioners of land development and redevelopment efforts in the Town to consider the environmental, recreational and economic resources while enhancing resilience to sea level rise and chronic flooding impacts.

Objective CMC-3.2 Preservation of Natural Systems

The Town will-shall coordinate permitting with State and County agencies so as to ensure the preservation of preserve existing native tropical vegetation including mangroves and seagrasses in accordance with State and County permitting standards so as to protect the functions of natural systems.

Policy CMC-3.2.1 Objective 3.2

The Town shall annually review all environmental permitting activities within the Town and assess the resulting impacts as the measure of this objective and determine compliance with local, County and State permitting standards.

Policy <u>CMC-3.2.2</u>3.2.1

The Town will-shall enforce Chapter 6, 20 and 30 (Trees, Shrubs, and Vegetation) of its Code of Ordinances requiring that vegetation assessments be submitted to the Town prior to land clearing and development. and the Town must shall determine that whether the proposed activity will offer maximum achievable protection of vegetation, including mangroves and seagrasses.

Policy CMC-3.2.33.2.2

The Town will-shall continue to coordinate with the City of Delray Beach, Palm Beach County, the City of Boca Raton and other coastal communities in the development, maintenance and enforcement of regulations affecting waterfront development and to ensure the Intracoastal Waterway's protection from environmental degradation, including control of surface runoff, protection of marine resources, the provision of ensuring public access to the Waterway, and reduction of exposure to natural hazards.

Policy CMC-3.2.43.2.3

The Town <u>will-shall</u> continue to maintain within its development permitting process procedures that ensure compliance with all resource management plans applicable within the Town and copies of such plans will be kept on file for reference.

Objective CMC-3.3 Endangered or Threatened Wildlife

The Town will-shall take steps to protect endangered or threatened wildlife species.

Policy CMC-3.3.1 Objective 3.3

The Town shall periodically review its code of ordinances to ensure that this objective is addressed endangered or threatened wildlife species are adequately protected by land development regulations.

Policy CMC-3.3.23.3.1

The Town shall abide by its standing policy-supporting wildlife conservation including all listed endangered and threatened wildlife species and shall not permit development that will result in a net loss of such species.

Policy <u>CMC-3.3.3</u>3.3.2

The Town will-shall maintain within its land development regulations appropriate provisions requiring that sea turtle nesting habitat assessments be made for all new development prior toduring permitting, and will make a determination if the proposed activity will offer maximum protection for habitats identified in the assessment.

Policy CMC-3.3.43.3.3

The Town will shall continue to include within its land development regulations Sections 4 through 8 provisions to require limitations on outside lighting so as to not attract sea turtle hatchlings away from the water during hatching season.

Objective CMC-3.4 Conserve and Protect Water Quality

The Town shall take steps to conserve, appropriately use, and protect the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters.

Policy CMC-3.4.1 Objective 3.6

The Town shall periodically review its code of ordinances to ensure that this Objective is addressed there are adequate water protections.

Policy CMC-3.4.23.4.1

The Town shall maintain and enforce provisions within its land development regulations requiring all future development to meet stormwater quality standards as set forth by the South Florida Water Management District.

Policy CMC-3.4.33.4.2

The Town will shall maintain and enforce provisions within its land development regulations requiring that when existing developments are altered, to increase their density or intensity by 30% or more; or, when redevelopment is required due to damage resulting in a 50% or more loss in the structure's value, that stormwater management regulations applicable to new development shall be imposed as a condition of permitting for such repair or reconstruction.

Policy CMC-3.4.43.4.3

The Town shall enforce emergency conservation requirements in accordance with the plans of the South Florida Water Management District.

Policy <u>CMC-3.4.5</u>3.4.4

Implementation of the 10-year Water Supply Work Plan shall ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth the Town may experience.

Policy 3.4.5

The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the Palm Beach County Water Utilities Department, Palm Beach County Department of Environmental Resources Management, South Florida Water Management District, and through the Lower East Coast Water Supply Plan Update, as necessary.

Policy CMC-3.4.6

As a result of the potable water network's ability to interconnect to the County-wide system through the City of Boca Raton or the City of Delray Beach, the Town's Public Works Department will-shall cooperate with Palm Beach County Water Utilities Department and the City of Boca Raton and the City of Delray Beach to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists.

Policy CMC-3.4.7

If in the future there are issues associated with water supply, conservation or reuse, the Town will-shall immediately contact the Palm Beach County Water Utilities Department, the City of Boca Raton, and the City of Delray Beach to address the corresponding issue(s). In addition, the Town will-shall follow adopted communication protocols with the Water Utilities Department to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

Policy CMC-3.4.8

The Town will-shall encourage the use of high—efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new and retrofitted residential projects.

Policy CMC-3.4.9

The Town will-shall encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; rain gauges; and the use of

porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy CMC-3.4.10

The Town <u>will-shall</u> participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan.

Policy CMC-3.4.11

The Town shall consider an ordinance or code revision regarding fertilizer regulation in compliance with Rule 5E-1.003(2), F.A.C, which outlines requirements for the application rate and frequency maximums of fertilizers.

Objective CMC-3.5 Meet Air Quality Standards

The Town-will shall cooperate with Palm Beach County and other local governments in meeting established air quality standards.

Policy CMC-3.5.1 Objective 3.5

The Town shall periodically review its code of ordinances to ensure that this objective is addressed, air quality standards are in line with County and neighborhood local government standards as required by Florida Statutes and the Land Development Code.

Objective <u>CMC-3.6 Reduce Emissions and Conserve Energy</u>

The Town shall seek to reduce greenhouse gas emissions and conserve energy resources.

Policy CMC-3.6.1 Objective 3.6

The Town shall periodically review its code of ordinances to ensure that this objective is addressed reductions in greenhouse gas emissions are incentivized and conservation of energy resources is promoted.

Policy <u>CMC-3.6.2</u>3.6.1

The Town shall continue to implement low impact development techniques_-and energy-efficient building standards <u>found in the Florida Building Code and shall consider implementing</u> <u>Green Stormwater Infrastructure</u> that reduces the negative environmental impacts of development and redevelopment <u>found in the Florida Building Code</u>.

Goal CMC-4

To ensure the Town shall continue to require land development applicants to utilize best practices and initiate mitigation strategies to stop chronic flooding and reduce property losses in coastal areas that

may result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.

Objective <u>CMC-</u>4.1 <u>Increase Resiliency to Sea Level Rise, Chronic Flooding, Related</u> <u>Impacts</u>

The Town will-shall continue to examine community-wide strategies to increase the resiliency of the Town to address future effects of coastal storms and climate change on the community. Compliance with this objective shall be determined through a biennial review of the Town's resiliency to sea level rise, chronic flooding and related impacts.

Policy CMC-4.1.1 Objective 4.1

<u>The Town shall conduct</u> <u>Compliance with this objective shall be determined through a biennial</u> review <u>every seven (7) years</u> of the Town's resiliency to sea level rise, chronic flooding and related impacts to ensure compliance with this Objective.

Policy <u>CMC-</u>4.1.<u>12</u>

The Town shall support Palm Beach County's efforts to increase regional resilience by sharing technical expertise, assessing local vulnerabilities, and advancing agreed upon mitigation and adaptation strategies.

Policy <u>CMC-</u>4.1.23

The Town will-shall evaluate the benefits of participating in the National Flood Insurance Program Community Rating System (CRS) and will strive to obtain a positive CRS rating.

Recreation and Open Space Element

Goal REC-1

To provide sufficient recreation and open space opportunities to satisfy the health, safety, and welfare concerns of residents and visitors.

Objective REC-1.1 Public Recreation Facility Access

The Town <u>will_shall</u> ensure adequate and safe access to <u>the public recreational facilities_as_it_may_be</u> developed by the Town.

Policy REC-1.1.1

The Town's adopted Level of Service standards for public recreation facilities and open space is as shown in the CIP Capital Improvements Element.

Policy <u>REC-</u>1.1.<u>12</u>

The Town will-shall continue to operate and maintain its library and community room, and shall provide parking facilities to serve persons using these facilities, to the greatest extent practicable.

Policy REC-1.1.31.2.2

The Town <u>will-shall maintain and enforce</u> its <u>ordinance-land development regulations</u> requiring all new development to participate in provision of recreation and open space lands and facilities.

Objective REC-1.2 Recreational Facility Coordination

The Town <u>will_shall</u> coordinate recreational facility development and usage of its recreational facilities with the facilities of Palm Beach County, adjacent local governments, and private interests.

Policy 1.2.1

The Town will maintain and enforce requirements addressing "open space" in its land development regulations, and ensure these requirements will be met by all future residential developments.

Policy 1.2.2

The Town will enforce its ordinance requiring all new development to participate in provision of recreation and open space lands and facilities**Policy 1.2.3**

The Town's adopted level of service standards for public recreation facilities and open space is as follows: one library and community room for 10,000 permanent and seasonal residents and one mile of bicycling trail for 5,000 persons.

Policy <u>REC-1.2.1</u> 1.2.4

The Town will-shall cooperate with Palm Beach County and the Florida Inland Navigation District (FIND) to assure preservation of the two F-I-N-D- sites in their present undeveloped state.

Policy Rec-1.2.2

Coordinate with Palm Beach County regarding the development of Milani Park.

Intergovernmental Coordination Element

Goal IG-1

To provide for effective coordination processes undertaken by between the Town of Highland Beach including and other regulatory entities adjacent local governments, county, regional and special district agencies as well as State of Florida regulatory entities so as to: achieve and maintain the adopted level of service standards, provide an attractive, livable community; and enable efficient use of community resources. These entities shall include: adjacent local governments; county and, regional agencies; and special districts agencies; and as well as State of Florida regulatory entities.

Objective IG-1.1 Participate in effective Coordination with Others

The Town will-shall participate in effective coordination of this Comprehensive Plan with the plans of State, regional, adjacent communities and Palm Beach County Boards and agencies having responsibility for planning and operating facilities serving the Town so as to achieve efficient and orderly service delivery.

Policy <u>IG-</u>1.1.1

The Town will-shall communicate with affected local governments and public agencies to request plans, amendments, policies and related information and provide, reciprocally, such information as may be requested by them.

Policy <u>IG-</u>1.1.23

The Town will_shall participate in the "Intergovernmental Planning and Review Committee" (IPARC) process and advise adjacent communities, and interested agencies of proposed Comprehensive Plan amendments in a timely manner and provide opportunity for comment prior to formal action.

Policy IG-1.1.34

The Town will-shall participate in the "Intergovernmental Planning and Review Committee" (IPARC) process and request adjacent communities and Palm Beach County agencies to advise it of proposed amendments to official plans and policies when such amendments might be reasonably expected to affect those governments.

Policy <u>IG-</u>1.1.42

The Town Manager shall provide overall direction for the Town's intergovernmental coordination program and designate persons to have lead responsibility for each identified coordination issue.

Policy IG-1.1.56

The Town Manager shall, under the general direction of the Town Commission, monitor intergovernmental coordination needs, provide relevant information to the Commission and outside agencies as well as the citizens of the Town regarding all services provided by the Town or secured from outside the Town by applicable agreements so as to assure informed and timely communication and participation in interjurisdictional service- related decisions and implementation of those decisions.

Policy <u>IG-</u>1.1.<u>67</u>

The Town shall coordinate the adopted Comprehensive Plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plans of adjacent municipalities, with the state comprehensive plan and with the South Florida Water Management District's regional water supply plan.

Policy <u>IG-</u>1.1.<u>78</u>

The Town shall coordinate the planning of potable water and sanitary sewer facilities, water supply sources, demands, other services and level-of-service standards with the *Palm Beach County Water Utilities Department*, *Palm Beach County Department of Environmental Resources Management*, *South Florida Water Management District*, and through *the Lower East Coast Water Supply Plan Update*, as necessary.

Policy <u>IG-</u>1.1.89

The Town shall coordinate planning activities with the Florida Department of Transportation (FDOT) when SR A1A may be impacted by development or redevelopment activities.

Policy IG-1.1.910

The Town shall request to be consulted by FDOT when planning, designing, or constructing transportation facilities within the Town boundaries, so as to have local input in the decision-making process.

Policy 1.1.11

Although there are no schools that are part of the State University system located or planned to be located in the Town at present, in the event that such a school is located in the Town in the future, the Town shall coordinate with the school regarding the development of campus master plans or amendments thereto, to be done in accordance with Section 240.155, F.S.

Policy IG-1.1.10

The Town shall establish and implement coordination procedures with neighboring jurisdictions, state agencies, and regional entities to address potential impacts of new medium to high density multi-family residential development or redevelopment, excluding single-family residential development, duplexes, triplexes, and quadruplexes, within the Town on local, state, or regional facilities and services. This coordination will ensure that adjacent communities and relevant agencies are notified of proposed developments with associated impacts in a timely manner and have the opportunity to provide input, ensuring that any necessary infrastructure, facility, or service improvements are planned and addressed prior to approval of such development.

Policy <u>IG-</u>1.1.1<u>1</u>2

The Town shall coordinate planning activities, as needed, with the *Treasure Coast Regional Planning Council* and utilize the professional resources and services it offers.

Policy <u>IG-</u>1.1.123

The Town shall coordinate planning activities, as needed, with the Department of Community Affairs Florida Department of Commerce and utilize the professional resources and services it offers. To further this Objective the Comprehensive Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan and more specifically with the goals pertaining to coastal, marine and natural resources, land use, urban revitalization, public facilities, transportation and plan implementation.

Policy IG-1.1.134

The Town shall coordinate planning and permitting activities, as needed, with the *Department of Environmental Protection* which has jurisdictional authority over environmental issues and natural resource protection.

Policy IG-1.1.145

The Town shall coordinate with the *Department of State*, as needed. The *Department's Division* of Historical Resources will address planning issues surrounding historic and archeological sites of significance.

Policy <u>IG-</u>1.1.1<u>56</u>

The Town will_shall coordinate with other utility or service providers or with any special independent district staff that have no regulatory authority over land use.

Policy IG-1.1.167

The Town shall coordinate its proposed level of service standards with the level of service standards of other governmental entities (local, regional or State) having responsibility for operating or maintaining facilities serving the citizens of the Town.

Policy <u>IG-</u>1.1.1<u>78</u>

The Town will-shall formally request that the following entities provide the Town with amendments to the following noted level of service standards within their respective Comprehensive Plans:

City of Boca Raton Potable Water

Traffic (S.R. A1A only)

Recreation and Open Space

City of Delray Beach Sanitary Sewer (Wastewater Transportation)

Traffic (S.R. A1A only)
Recreation and Open Space

Potable Water

Palm Beach County Sanitary Sewer (Wastewater Treatment)

Solid Waste

Policy IG-1.1.189

The Town of Highland Beach <u>shall continue to</u> supports joint planning by all incorporated communities in the South County area for a potable water supply to meet projected needs of the area in an efficient and equitable manner.

Policy IG-1.1.19

Town shall continue to review comprehensive plan amendments and other plans prepared by Palm Beach County to determine potential adverse impacts on the Town and its residents.

Policy IG-1.1.20

The Town shall periodically evaluate and strengthen existing agreements.

Policy IG-1.1.21

<u>The Town shall maintain high standards in the execution of interlocal agreements with other jurisdictions.</u>

Objective IG-1.2 Dispute Resolution

The Town shall establish and follow a formal dispute resolution process, consistent with **Section 186.509, F.S.** to address intergovernmental disputes on planning and growth management issues and achieve timely solutions through mediation and collaboration

Policy <u>IG-1.2.1</u> 1.1.5

In the event of conflict with other units of local government, the Town shall work through the Treasure Coast Regional Planning Council to achieve <u>timely</u> solutions through informal mediation <u>and collaboration</u>.

Capital Improvements Element

Goal CI-1

<u>To Provision of provide</u> public facilities which are <u>the</u> responsibility of the Town, so as to enable the Town to: (1) accommodate the needs of present and future populations in a timely and cost-effective manner; (2) maximize use of existing facilities; and (3) maintain or enhance the <u>townTown</u>'s services, physical environment, and fiscal integrity.

Objective CI-1.1 Maintain current Capital Improvements Schedule

The Town shall maintain a Capital Improvements Schedule administered according to the following policies: will utilize orderly capital improvements planning, funding, and implementation practices in providing public improvements for which it has responsibility and as necessary to meet existing deficiencies and replace obsolete facilities.

Policy <u>Cl-</u>1.1.1

The Town will shall maintain and annually update a Five Year Capital Improvements Schedule in accordance with State requirements.

Policy CI-1.1.21.4.5

The Town Capital Improvement Element Schedule shall be maintained and updated annually and shall demonstrate that level of service standards will be maintained during the next five-year planning period.

Policy CI-1.1.3 1.4.5

The Town shall incorporate capital improvements affecting Town levels of service by referencing the *Capital Improvements Schedules* of *Palm Beach County*, state agencies, regional water supply authorities and other units of government providing services but not having regulatory authority over the use of land into its *5-Year Schedule of Capital Improvements Schedule*.

Policy CI-1.1.41.1.3

The Town Manager shall will have responsibility for preparing, for consideration by the Town Commission, the Five Year Capital Improvements Schedule and annual updates.

Policy 1.4.3

The Town shall review the Capital Improvements Element not less than one annually.

Policy CI-1.1.51.1.2

All capital improvements having a cost of \$50,000 or more shall be included in the Town's *Five Year Capital Improvements Schedule* along with an identified funding source in accordance with State requirements.

Objective CI-1.21.4 Maintain equitably and fiscally responsible budget

The Town willshall manage its fiscal resources to ensure equitable facility cost allocation and the implementation of concurrency requirements in a manner which ensures the Town's capability to meet future capital improvements needs associated with continued development and redevelopment.

Policy CI-1.2.1 1.4.1

The Town's annual budgeting process wilshall reflect both immediate as well as and long-term implications of capital project expenditures in terms of trends and projections in the Town's fiscal condition, expressed public preferences attitudes, comprehensive plan provisions, and consistency with plans of regional service agencies, water management districts, and other entities with whom coordination of facility planning is appropriate.

Policy 1.4.2

The Town's total annual debt service cost in relation to annual revenues shall not exceed ten percent (10%). Any annual debt service shall be approved by voter referendum before it is incurred.

Objective CI-1.43 Capital Improvements Funding Criteria

The Town willshall utilize orderly capital improvements planning, funding, and implementation practices in providing public improvements for which it has responsibility and as necessary to meet existing deficiencies and replace obsolete facilities.

Policy <u>CI-1.3.1</u> 1.1.2

Capital improvements determined to be necessary to implement the goals, objectives, and policies of this comprehensive plan shall be given priority by the Town.

Policy CI-1.3.21.1.4

The Town willshall be guided by the following criteria in identifying and prioritizing capital improvements:

- a. Protection Protects of public health and safety;
- b. Increaseds utilization of existing Town facilities, multiple use of facilities or improved efficiency of facility operation;

- c. <u>Overcome-Overcomes deficiencies found in existing level-Levels of service</u>
 Service <u>deficiencies</u>;
- d. Meets requirements of future development; and
- e. <u>Contributes p</u>Positive<u>ly contribution</u> to the Town's physical character, economic stability, or environmental quality.

Policy <u>CI-1.3.3</u> 1.1.5

The Town <u>shall</u> supports coordination of capital improvement planning by all levels of government as a means of providing services in all orderly, economical, and efficient manner.

Policy CI-1.3.4Objective 1.3

The Town shall not make public expenditures that subsidize land development in high hazard areas other than improvements required to implement the objectives and policies identified in the Coastal Management Element.

Policy CI-1.3.5 Objective 1.3

The Town will shall make improvements as appropriate and necessary to protect and renourish dunes and beach areas, maintain or replace public facilities, and provide improved recreational opportunities.

Policy CI-1.3.61.5.3

<u>Projected sea level rise</u> <u>Rise in sea level projected by the federal government (Army Corps of Engineers)</u>_shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the Town.

Policy <u>CI-1.3.7</u> 1.5.4

The Town shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the Land Development Regulations and other relevant regulatory documents as needed.

Objective 1.2 CI-1.4 Limit issuance of Development Orders and permits to within LOS

The Town willshall issue development orders and permits only to the extent that_4Level of service Service (LOS) standards set forth in this element are fully met and services are provided concurrent with the impacts of development. Phasing of development or phasing of facility improvements concurrent with the impacts of development shall be considered.

Policy <u>CI-1.4.1</u> <u>1.2.1</u>

The <u>level_Level</u> of <u>service_Service</u> standards set forth herein are adopted as the basis for the Town's issuance of development orders and permits for new construction:

Recreation and Open Space:	One library and community room for 10,000 permanent and seasonal residents and one mile of bicycling trail for 5,000 persons.				
Sanitary Sewer:	68 gallons per capita per day				
Solid Waste:	5 pounds per capita per day.				
Drainage:	Three year Three-year design storm: 10 minute concentration with one				
	foot freeboard below gutter elevation.				
Potable Water:	RO Plant to produce a potable water flow of up to 3.0 million gallons				
	per day (MGD).				
	372-100 gallons per capita per day consumption;				
	35-45 psi pressure at hydrants.				
	Minimum flow shall be as follows:				
	Single Family 500 GPD				
	Multi Family 750 GPD				
	Non-Residential 2,000 GPD				
Transportation:	S.R. A1A – LOS "D" peak season/peak hour				

Objective CI-1.5 Proposed Development & Public Facilities

Policy 1.2.2

The Town willshall maintain and enforce provisions within its land development regulations requiring that improvements will to be made to public facilities to that assure ensure that level Level of service Service standards will shall be maintained, and that development orders and permits will be issued only if public services and facilities needed to support the proposed development area available concurrent with impacts.

Policy CI-1.5.11.2.3

The Town shall implement the following *Concurrency Management System* to ensure that facilities and services meet the established Lievels of Services adopted in this Comprehensive Plan and that they will be available concurrent with the impacts of development.

CONCURRENCY MANAGEMENT SYSTEM

Sanitary Sewer, Solid Waste, Drainage and Potable Water

Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- the necessary facilities are in place, or;
- the necessary facilities will be in place when the impacts of the development occurs, or;
- the necessary facilities are guaranteed in an enforceable development agreement which includes the provisions consistent with Chapter 163, Florida Statutes (F.S.), and Chapter 380, F.S. of Rules 9J-5.0055(2)(a)1-3, Florida Administrative Code. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

Town of Highland Beach, Florida, Comprehensive Plan

Horizon Year 2045

Pursuant to **Section 163.3167, F.S.**, landowners with a development agreement approved prior to the incorporation of the Town may abandon the development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect.

Recreation and Open Space

Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level of service standards must meet one of the following timing requirements:

- the necessary facilities and services are in place, or;
- the necessary facilities and services will be in place when the impacts of the development occurs, or;
- the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of actual construction of the required facilities or the provision of services within one year, or;
- ____the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within one year. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to Section 163.3220, Florida Statutes (F.S.), or an agreement or development order issued pursuant to Chapter 380, F.S.

Pursuant to **Section 163.3167, F.S.**, landowners with a development agreement approved prior to the incorporation of the Town may abandon the development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect.

Transportation

Prior to the issuance of any development order for new development or redevelopment (excepting development and redevelopment determined to have a de minimuls impact of transportation facilities in accordance with State requirements), transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- the necessary facilities are in place, or;
- the necessary facilities will be in place when the impacts of the development occurs, or;
- the necessary facilities are under construction, or;
- the necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or provision of services within three years of the date of the development order. The enforceable development agreement may include, but is not limited to, the development agreements pursuant to **Section 163.3220**, **Florida Statutes (F.S.)**, or an agreement or development order issued pursuant to **Chapter 380**, F.S.

In addition, t_Transportation concurrency is demonstrated if improvements necessary to achieve the Level of Service Standard are included in the *Five Year Capital Improvements Schedule*, and are scheduled to commence within three years of the date of the development order.

In addition, aA development permit or development order may be issued subject to the satisfaction of transportation currency requirements through the payment or contribution of the calculated proportionate fair share for transportation, pursuant to all rules and requirements of *Chapter 163.3180, F.S.*

Policy CI-1.5.21.4.4

Appropriate mechanisms shall be developed and adopted with the *South Florida Water Management District* and *Palm Beach County* to ensure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the Town's building permitting agencies shall consult with the Town's Public Works Water Division to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. Furthermore, the Town shall be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

Objective CI-1.6 Updates to Capital Improvements Schedule Policy 1.1.6

The following Town of Highland Beach's Five Year Capital Improvements Schedule, as it is shall continue to be annually updated annually in accordance with State growth management requirements, and shall includes all projects scheduled to meet or improve the adopted Level of Service Standards during the five-year planning period and other projects that further implementation of influence this its

Comprehensive Plan and its goals, objectives and policies.

Policy CI-1.6.1

The Town of Highland Beach has LOS standards for State Road A1A, potable water, solid waste, sewer, and stormwater systems. Statutes require this Element to reflect changes to LOS. There are no LOS changes; this list reflects maintenance to the required standards. The complete *Five Year Capital Improvements Schedule* may be found at https://highlandbeach.us/190/Town-Managers-Office.

TOWN OF HIGHLAND BEACH LOS-RELATED CAPITAL IMPROVEMENTS SCHEDULE 2025-2029

Project #	Project Name	24/25	25/26	26/27	27/28		28/29	Total
	Solid Waste							
	Purchase equipment for beach clean-up	\$10,000	0	0	0	0	\$10,000	
	and meter reading							
	Pipe Well Coating	\$26,500	0	0	0		0	\$26,500
	Air Handler	\$40,000	0	0	0	0	\$40.000	\$20,300
	Replacement	ψ 10,000					ψ 10,000	
	Repave Parking Lot	0	\$71,000	0	Ð	0	\$71,000	
	Walkpath Design	0	\$85,000	0	0	0	\$85,000	
	Walkpath	0	0	\$775,000	0	0	\$775,000	
	Construction			,				
	Signage	0	0	\$50,000	0	0	\$50,000	
	Replace Boom	θ	0	θ	\$75,000	0	\$75,000	
	Truck							
	Total	\$76,500	\$156,000	\$825,000	\$75,000		0	\$1,132,500
	Town Clerk							
	Furniture	\$3,000	0	0	0		0	\$3,000
	Total	\$3,000	0	0	0		0	\$3,000
	Police Department							
	Computer	\$29,800	0	0	θ θ	0	\$29,800	
	Equipment							
	Total	\$29,800	θ	0			0	\$29,800
	Protective Inspection							
	Software Upgrade	\$7,500	0	0	0		0	\$7,500
	Total	\$7,500	0	0	0		0	\$7,500
	Library / Recreation Space							
	1U Rackmount	\$2,512	0	0	0		0	\$2,512
	Servers							
	Total	\$96,512	\$5,950	0	0		0	\$102,462
	Water Supply	•	1	.	.			
24-001	Muffler	\$17,000	0	0	0		0	\$ 17,000
	Replacement for							
	Generator			_	_			
	OPC for Cal Flow	\$20,000	0	0	0		0	\$20,000
	OPC for Side Street	\$20,000	0	0	0		0	\$20,000
	Mains Smart Matering	¢55 000	0	0			0	¢55 000
	Smart Metering	\$55,000	64 340 448	0	630,000		0	\$55,000
	Total	\$297,000	\$4,240,448	\$500,000	\$30,000		\$75,000	\$5,142,446
	Sewer 1 too oo 1 too							
	Space Pump	\$20,000	0	0	0		0	\$20,000
	Total	\$90,000	0	0	θ		0	\$90,000

TOWN OF HIGHLAND BEACH PROJECTED REVENUES

Funding Source	24/25	25/26	26/27	27/28	28/29
Ad Valorem Taxes					
Local Option Gas Tax					

Town of Highland Beach, Florida, Comprehensive Plan

Horizon Year 2045

Franchise Fees			
Occupational Licenses			
Building Permits			
Intergovernmental Revenue			
Garbage/Solid Waste			
Service Charges			
Interest			
Fines & Forfeitures			
Miscellaneous			
Reserve			
Library Donation Fund			
Cultural Board Fund			
Law Enforcement Trust			
Utility Fund - Water			
Utility Fund - Sewer			
Total			

Property Rights Element

Goal PR-1

The Town will_shall make local decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective PR-1.1 Respect Private Property Rights

The Town will_shall_respect judicially acknowledged and constitutionally protected private property rights.

Policy PR-1.1.1.

The Town will-shall consider the following rights in its decision making-:

- 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- 3. The right of property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- 4. The right of a property owner to dispose of his or her property through sale or gift.



This Future Land Use Map Series contains maps and supporting data necessary for the effective implementation of the Future Land Use Element of the Comprehensive Plan, as required by Florida Statutes.



FLUM Series: 163.3177 (6)(a)10

Map 1. Existing Land Use Map	3
Map 2. Future Land Use Map	
Map 3. Sidewalks and Bike Lanes Map	
Map 4. Park Facilities Map	
Map 5. Floodplains Map	7
Map 6. Wetlands Map	
Map 7 Soil Permeability Map	9
Map 8. Coastal High Hazard Area Map	10
Map 9. Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Map	
Map 10. Utility Service Area Map	12
Map 11. Wellfield Protection Area Map	13
Map 12. Adopted Traffic Level of Service Map	14
Map 13. Current & Projected Traffic Level of Service (2035 & 2045) Map	
Map 14. Roadway Maintenance Responsibility Map	
Map 15. Roadway Functional Classifications Map	17
Map 16. Roadway Context Classifications Map	18

EXISTING LAND USE

2045 Comprehensive Plan Map 1



Legend

Town Limit

Parcel

Major Road

Existing Land Use

Single Family Residential

Multi-Family Residential

Commercial

Recreation and Open Space

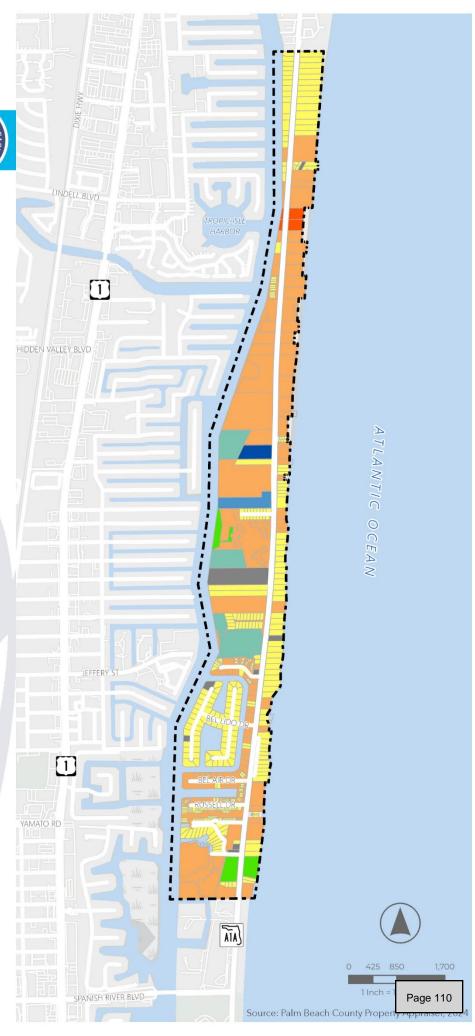
Governmental

Institutional

Conservation

Vacant

Water



FUTURE LAND USE

2045 Comprehensive Plan Map 2



Legend

Town Limit

Parcel

- Major Road

Future Land Use

Single Family

Multi Family Low Density

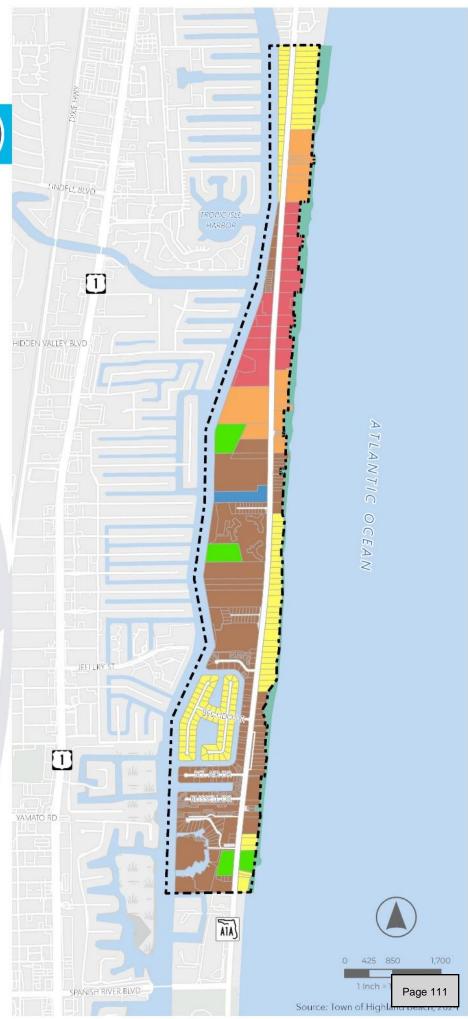
Multi Family Medium Density

Multi Family High Density

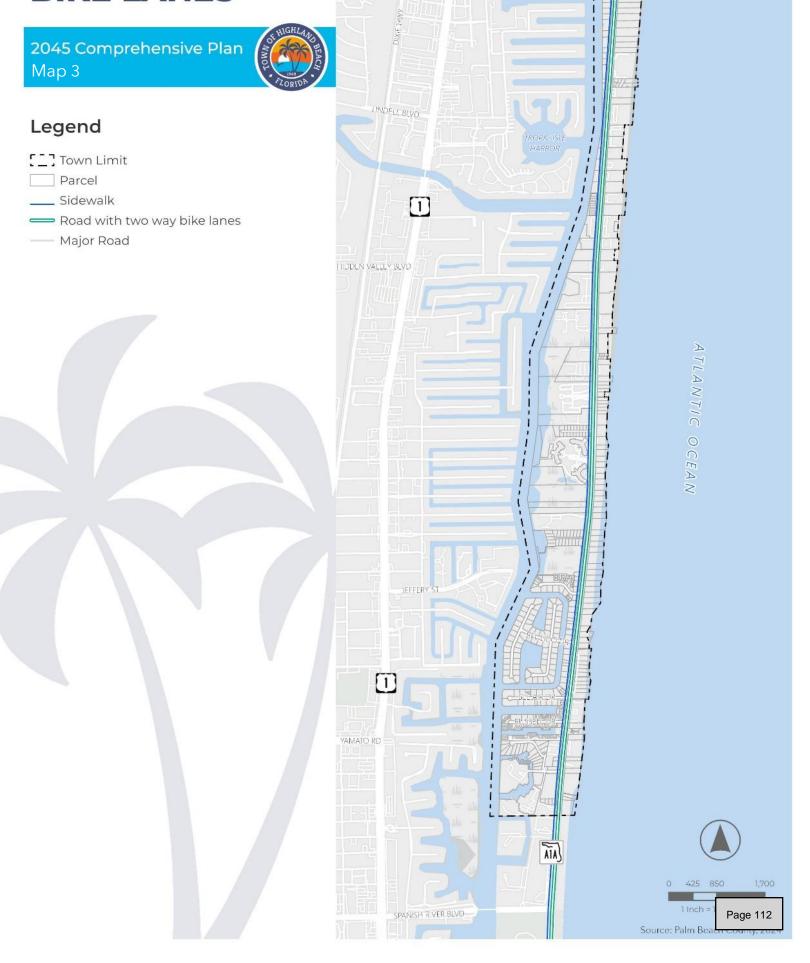
Government

Recreational Open Space

Conservation



SIDEWALKS AND BIKE LANES





Map 4



Legend

Town Limit

Parcel

Major Road

Milani Park



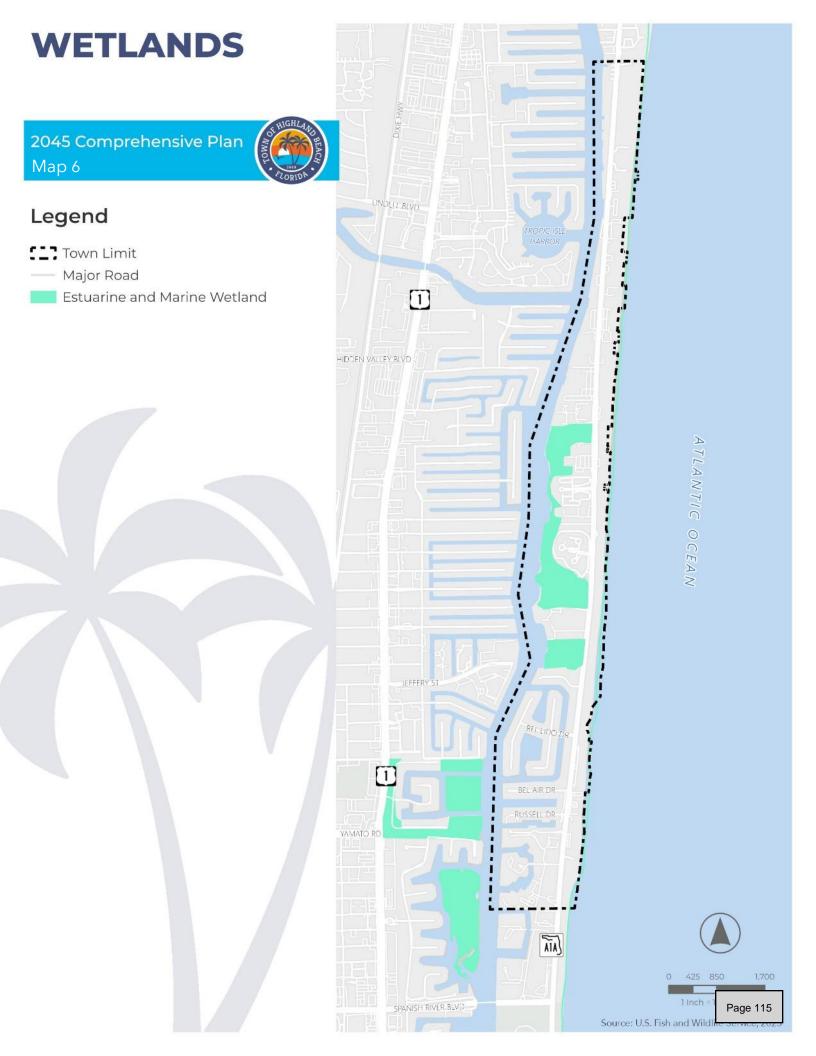
ATLANTIC OCEA



FLOODPLAINS 2045 Comprehensive Plan Map 5 LINDELL BLVD Legend Town Limit Parcel Major Road Floodplain Special Flood Hazard Area (100-year floodplain) Area of Minimal Flood Hazard (500-year floodplain) HIDDEN VALLEY BLVD ATLANTIC OCEA YAMATO RD ÃĨA) 1,700 425 850

Page 114

Source: Palm Beach Co



SOIL PERMEABILITY

2045 Comprehensive Plan Map 7



Legend

City Limit

Parcel

— Major Road

Soil Permeability

Excessively Drained

Somewhat Excessively Drained

Well Drained

Moderately Well Drained

Somewhat Poorly Drained

Poorly Drained

Very Poorly Drained

Water





2045 Comprehensive Plan Map 8



Legend

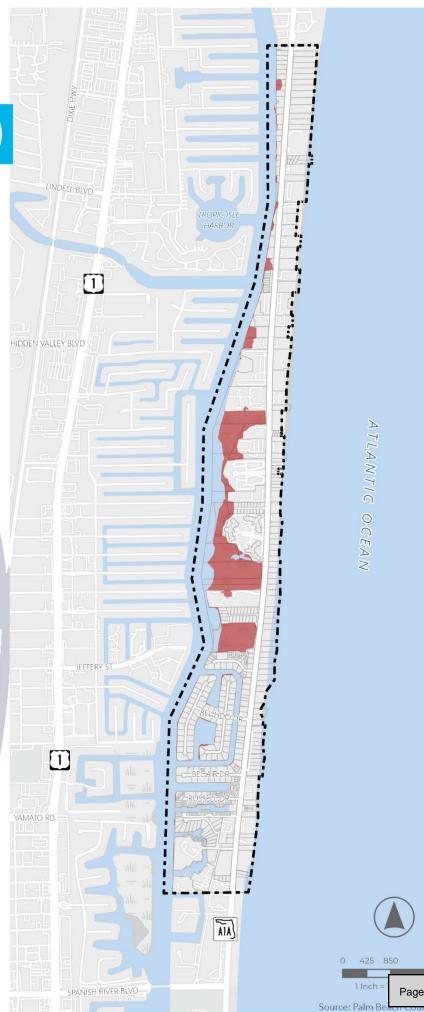
Town Limit

Parcel

Major Road

Coastal High Hazard Area (CHHA)







Page 117

SEA, LAKE, AND OVERLAND SURGES FROM HURRICANES (SLOSH)

2045 Comprehensive Plan Map 9



Legend

Town Limit

Parcel

— Major Road

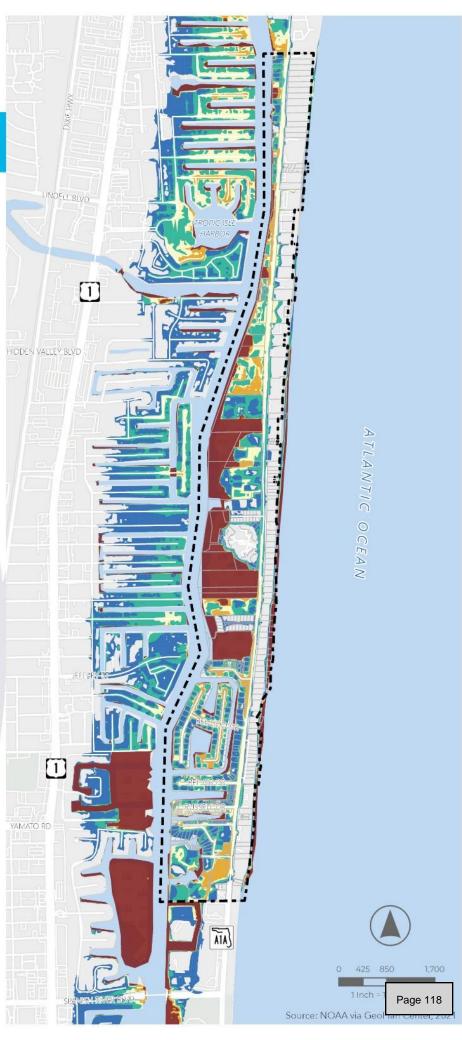
Hurricane Category

Category 1

Category 2

Category 3
Category 4

Category 5





2045 Comprehensive Plan Map 10



Legend

Town Limit

Parcel

Utility Service Area

— Major Road

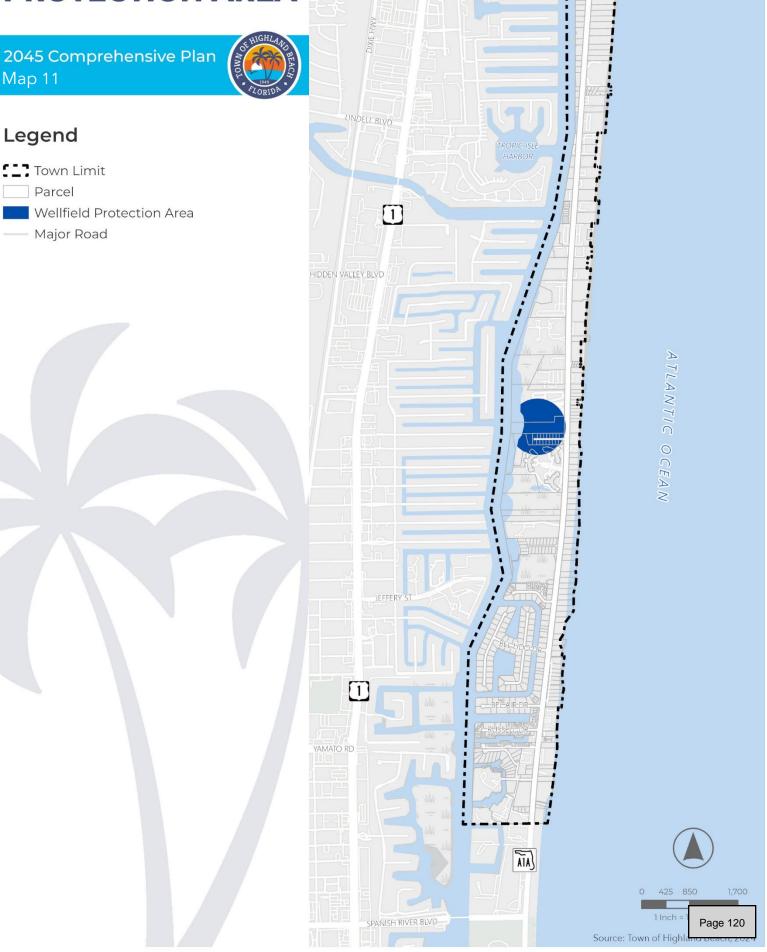


1,700

Page 119



Map 11





2045 Comprehensive Plan Map 12



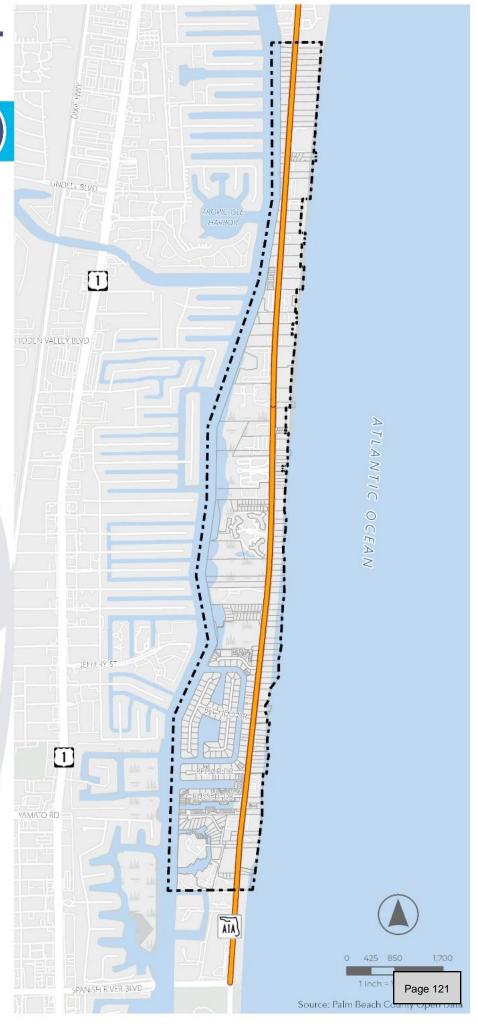
Legend

Town Limit

Parcel

Level of Service D







2045 Comprehensive Plan Map 13



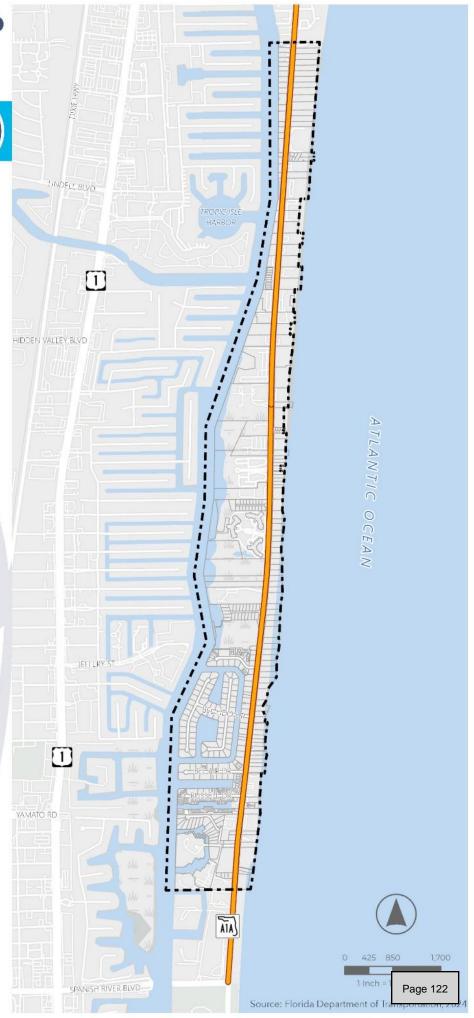
Legend

Town Limit

Parcel

Level of Service D







ROADWAY FUNCTIONAL CLASSIFICATIONS

2045 Comprehensive Plan Map 15



Legend

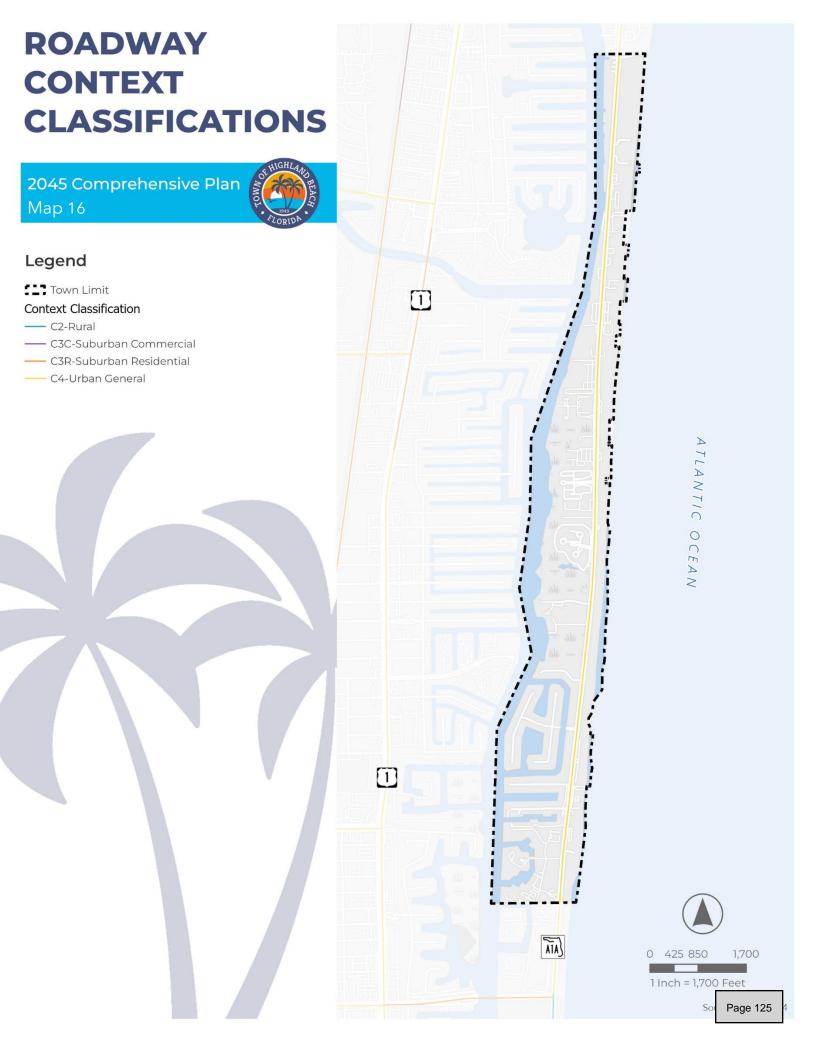
Town Limit

Functional Classification

- Urban Principal Arterial
- Rural Principal Arterial
- Urban Major Arterial
- Rural Major Arterial
- Rural Minor Arterial
 - Urban Collector
- Local Road*

*Please note that the functional classification does not reflect ownership (public or private) or roadway maintenance responsibilities. "Local Road" thoroughfares may therefore include private roads such as Ocean Place, Boca Coye Lane, and Grand Court.





ORDINANCE INITIATION

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

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

INTRODUCTION TOWN COMMISSION

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

Staff/Legal Team
Research & Draft
Ordinance

ADVISORY BOARD(S)

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

TOWN COMMISSION -- 1st READING

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

TOWN COMMISSION -- 2nd READING/PUBLIC HEARING

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

TOWN STAFF -- ADOPTION & IMPLEMENTATION



December 19, 2024

RESPONSE VIA E-MAIL ONLY

Mr. Marshall Labadie Town Manager Town of Highland Beach 3614 South Ocean Boulevard Highland Beach, Florida 33487

Subject: Town of Highland Beach Evaluation and Appraisal

Notification Acknowledgement Letter

Dear Mr. Labadie:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter, which was due on January 1, 2025 and received by FloridaCommerce on December 19, 2024.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to FloridaCommerce by December 19, 2025, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes (F.S.). The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), F.S. Please also be aware that Section 163.3191, F.S., was amended to read in part "updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle."

I am available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850)717-8512.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendment, please contact Donna Harris, Plan Processor, at (850)717-8491 or by email at Donna.Harris@Commerce.fl.gov.

Sincerely

James D. Stansbury, Bureau Chief

Bureau of Community Planning and Growth

JDS/dh

ble



Town of Highland Beach

3614 South Ocean Boulevard Highland Beach, Florida 33487

December 19, 2024

Ms. Donna Harris
Senior Plan Processor
Bureau of Community Planning and Growth
FloridaCommerce
The Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

RE: Evaluation and Appraisal of the Comprehensive Plan - Notification Letter

Dear Ms. Harris:

In accordance with Section 163.31391, Florida Statutes (F.S.) and the FloridaCommerce's Evaluation and Notification Schedule, the Town of Highland Beach is required to evaluate its Comprehensive Plan to determine if amendments are necessary to reflect changes in state requirements, and to notify FloridaCommerce as to its determination by January 1, 2025.

The Town has preliminarily evaluated its Comprehensive Plan and has determined that amendments are necessary to reflect changes in state requirements since the Town's last update of the Comprehensive Plan in 2018. As required by Section 163.3191(2), F.S., the Town understands that the necessary amendments to the Comprehensive Plan shall be prepared and transmitted to FloridaCommerce within one (1) year.

If you should have any questions regarding this letter, please feel free to contact Ingrid Allen, Town Planner, at 561-637-2012 or iallen@highlandbeach.us

Sincerely,

Marshall Labadie Town Manager

Cc: Ingrid Allen, Town Planner

Business Impact Estimate

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

Proposed ordinance's title: AN ORDINANCE OF THE TOWN COMMISSION OF THE HIGHLAND BEACH, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO IMPLEMENT THE TOWN'S EVALUATION AND APPRAISAL REVIEW; ADDING A DATA AND ANALYSIS SECTION: MODIFYING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT, THE TRANSPORTATION AND MOBILITY ELEMENT, THE ELEMENT, THE INFRASTRUCTURE ELEMENTS, THE MANAGEMENT/CONSERVATION ELEMENT, THE RECREATION AND OPEN SPACE INTERGOVERNMENTAL COORDINATION ELEMENT. ELEMENT. THE IMPROVEMENTS ELEMENT, AND THE PROPERTY RIGHTS ELEMENT; MODIFYING THE MAP SERIES IN ACCORDANCE WITH STATUTORY REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the Town is of the view that a business impact estimate is not required by state law¹ for the proposed Ordinance, but the Town is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed Ordinance. This Business Impact Estimate may be revised following its initial posting.

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

municipality.

c. Sections 190.005 and 190.046;

¹ See Section 166.041(4)(c), Florida Statutes.

- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

- 1. Summary of the proposed ordinance including a statement of the public purpose to be served, such as serving the public health, safety, morals and welfare of the municipality. Section 163.3191, Florida Statues, requires that each local government evaluate its comprehensive plan at least once every seven (7) years to determine if plan amendments are necessary to reflect changes in state requirements and/or local conditions since the last update of the comprehensive plan, and notify the state planning agency as to its determination. The proposed ordinance will amend the Town's comprehensive plan to implement the Town's evaluation and appraisal review which includes adding a data and analysis section, modifying the goals, objectives and policies of the future land use element, the transportation and mobility element, the housing element, the infrastructure elements, the coastal management/conservation element, the recreation and open space element, the intergovernmental coordination element, capital improvements element, and the property rights element; and modifying the map series in accordance with statutory requirements.
- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the Town, if any:
- (a) An estimate of direct compliance costs that businesses may reasonably incur if the Ordinance is enacted; No direct compliance costs are anticipated.
- (b) Identification of any new charge or fee on businesses, or for which businesses will be financially responsible; and
- (c) An estimate of the Town's regulatory costs, including estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs. No new charges or fees on businesses will apply. The Ordinance will have no direct economic impact on the one (1) existing private, for-profit business in the Town, the Delray Sands Resort.
- 3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The Town has one (1) existing private business (Delray Sands Resort); however, no impact is anticipated from the proposed ordinance.

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

ADDITIONAL PUBLIC COMMENT Received after July 10, 2025 Planning Board meeting.

From: Barry Donaldson
To: Ingrid Allen
Cc: Marshall Labadie

Subject: Town Planning Board Meeting 7/10/25 - Comp Plan

Date: Thursday, July 10, 2025 3:51:39 PM

Ingrid,

I had a scheduling conflict and could not attend the Planning Board meeting in person but did submit some written comments that were not possible to present in the three minutes of allotted time for public comment.

This afternoon I was able to view the meeting online.

I was very disappointed the Chair closed the meeting without any discussion about how to handle the citizen comments submitted in writing, only requesting actions for adjustments to the plan based on comments from the Board.

It also seems to me that the Board should be encouraged to conduct one or more special meetings before the regularly scheduled meeting on August 14th to review the Comprehensive Plan in more detail, section by section, and further examine the revised language they would like to recommend to the Commission.

It was also a bit disturbing some members of the Board did not seem to understand the role of regional planning agencies and our interlocal agreements that shape some of the language in the Comprehensive Plan. Perhaps they need to be brought up to speed on that?

On the positive side I think the consulting group (Inspire) did a good job of getting the framework of the required components in place for an orderly review.

Thank you, and I would appreciate whatever you can do about addressing the written citizen comments.

Barry Donaldson, AIA, FL 9877

Donaldson Group Architects PA
6453 W Rogers Circle, N-11
Boca Raton, FL 33487
(561) 445-6446

PUBLIC COMMENT Received prior to July 10, 2025 Planning Board meeting.

Planning Board Meeting Date: 07.10.2025 Public Comment Item 8.A

To: Town of Highland Beach

Planning Board

Fr: Barry Donaldson

3700 S Ocean Blvd 1608

Highland Beach, FL 33487

Re: Highland Beach Comprehensive Plan Amendments

Dt: July 7, 2005

RECEIVED

JUL 08 2025

Town of Highland Beach, FL Town Clerk's Office

Members of the Planning Board:

I have reviewed the proposed Comprehensive Plan and proposed amendments and would like to offer the following comments for your consideration:

2045 COMPREHENSIVE PLAN EAR AMENDMENTS-Data and Analysis Memorandum

Page 2: "If existing buildings are to be rebuilt under lower density allowances, the Town is facing the possibility of population decline and may need to consider impacts of the regulations; these may include difficulties attracting developers or the costs associated with providing the same services to fewer people."

Comment: This future consideration is at the heart of some policy decisions that need to be examined with recommendations to the City Commission following additional study. This issue is also noted in the Proposed Amendments section on page 20.

Page 6: Housing Affordability "Highland Beach's Comp plan provides for adequate and affordable housing in its Housing Element Policies 1.5.1 – Policy 1.5.4. More specifically, Policy 1.5.3 requires the Town to "coordinate with the private sector to encourage new housing developments to provide for a range of housing types that are affordable to all income groups in a proportion that is reflective of demand."

Comment: To the degree this policy is pursued under a regional umbrella it is likely to produce some results. As a policy unique to the boundaries of Highland Beach it is likely unrealistic without a firm program for subsidized housing or credits for increased density in return for "affordable" housing types. Increased densities run counter to some policies for growth on barrier islands, further complicating this issue.

Page 6: Future Considerations for Housing "... the Town's code Sec. 30-105 a(2) states that should a "nonconforming structure or nonconforming portion of a structure be destroyed or damaged by any means to an extent of more than fifty (50) percent of the assessed value of the structure at the time of destruction, or damage, it shall not be reconstructed except in conformity with the provisions of this article.

Comment: The plan corrective speculates that "...decreasing the number of units allowed during reconstruction or substantial renovation could also disincentivize

investment in the redevelopment of others." This needs further study beyond the scope of the Comprehensive Plan. It may be feasible to consider an ordinance to address this issue or consider some "overlay" districts where increased density may be permitted in the event of catastrophic damage. This might also be applied to aging properties that might be defined as "underdeveloped" that exhibit the potential for desirable increased density.

Page 7: Recreation: "The Town is currently meeting its Level of Service standards. It could consider enhancing the pedestrian path and biking trail, including working to maintain a consistently-shaded path and including benches, water facilities, and improved signage, and clearly demarcated separation and increased width."

Comment: The residents of the town previously demonstrated an overwhelming rejection of a referendum for a prior proposed stormwater project concurrent with the 2024-25 A1A resurfacing project that would also have seen improvements to the pedestrian path and biking trail. Given this, it is time to turn attention solely to the pathway as a "linear park" with or without the Milani Park component and without addition stormwater considerations. In addition to the improvements noted on Page 20, consideration might also be given to permeable paving, accent paving in some areas, particularly near cross-walks, and some landmark public artwork/small sculptures to enhance and build on what is happening at some private residences along A1A.

Page 8: Beach Restoration: "The cost of construction is estimated at \$14 million (in 2024 dollars). A local funding plan is needed to execute the project. Because access to the dunes and beach is largely private, County, State or Federal funding is likely unavailable. Other options for funding suggested in the study include an Ad Valorem Tax, Erosion Prevention District, or Municipal Service Benefit Unit."

Comment: While not the sole determining factor in consideration of Milani Park, it is my understanding that Federal sources for funding beach restoration are sometimes constrained to beach parks that provide a minimum of 100 parking spaces. It is also my understanding that some allow up to 20 bike parking spaces to be included in the total. In return the beach is renourished up to 1.5 miles in each direction. This would avoid the local cost while providing protection to the vulnerable southern portion of the Town.

Page 9 Runoff and Stormwater Management

Comment: Consideration of a Florida-friendly fertilizer ordinance appears to be worthy.

Page 20: Proposed Amendments "Perhaps the most pressing takeaway from this Evaluations and Appraisals Report is that the Town of Highland Beach is now effectively built out: it cannot accommodate new growth on vacant land, it can only redevelop; however, most of its older buildings were built at densities higher than those allowed by

current development regulations. The Town is therefore likely to face population plateau and perhaps decline, the repercussions of which the Town should consider with priority.

Comment: This takeaway is central to the future of Highland Beach. A comprehensive review of our planning and zoning regulations is suggested along with studying the impact of growth management criteria imposed by the State of Florida. This might include the previously suggested "overlay" districts for structures impacted by catastrophic events and underdeveloped areas that might increase our tax revenue. Like it or not, as a chartered residential community, the Town is in the real estate business.

FUTURE LAND USE ELEMENT

FLU-1.1 (7) Reduce the total future demand upon the potable water supply to be provided by the Town.

Comment: This sounds like it wants to be a water conservation element, but it appears in the section regarding Land Development Regulations. Current projections show demand will be well below capacity through 2045, allowing growth (if permitted) in this FLU.

FLU-1.1.1

Comment: I suggest the following additional change: "The Town shall establish reasonable and appropriate residential density standards and otherwise enable the Town to maintain fiscal sustainability while protecting environmental features, achieve harmonious development patterns, provide for compatibility between adjacent land uses and maintain safe and healthful living conditions.

Rationale: This goes to consideration of how the Town will remain fiscally stable while considering potential density issues.

FLU-1.1.4 Comment: This "may" provision begins to address future redevelopment. As part of a larger discussion on this topic, to what degree are we limited in growth by state regulations, and to what degree is this negotiable? This gives us the possibility of rezoning or permitting overlay districts for particular needs.

FLU-1.1.7 Comment: Change the reference of continuing care or assisted living to Community Residential Facilities to limit the size of such facilities under State Law. Facilities above the size limitation of Community Residential Homes would be considered commercial use, which is not permitted by our Charter. For what it is worth, I think any such facilities of any size on a barrier island raises a safety concern during mandatory storm evacuations. Until the state permits "shelter in place" for certified structures, this residential type should be avoided on our barrier island. In my opinion there is nothing in providing these types of facilities that achieves the limiting of seniors driving out of town

and is not consistent with the referenced objectives. Note this FLU applies to H-1.4.1 as well where the proper reference to Community Residential Facilities is made.

- FLU-1.1.11 Comment: I suggest striking this Policy as it is only a suggested provision by the State of Florida and not appropriate for our particular barrier island. It would be more beneficial to facilitate rooftop solar panels and override any HOA restrictions on such panels in the Town. The Town might also want to consider the incorporation of rooftop solar panels in the 2006 proposed roof replacement at the library as a demonstration of their commitment to this energy source.
- FLU-1.6 Comment: Strike the provision in the title for Reduce Dependence on Automobiles as it is inconsistent with the strike of similar language in the body of the FLU.
- FLU-1.4 Comment: The Town needs to clarify if the understanding is that the current FDOT improvements on A1A create Bike Lanes, with signage and markings, or if it will continue to be classified as a marked shoulder. From what I previously understood, and has been reported, is that they will be Bike Lanes. If so, the reference in the FLU needs to be changed to Bike Lanes.
- H-1.1 Comment: The language for compatibility (density) might also be taken as implying a restriction on architectural appearance would be acceptable as part of the comprehensive plan. I would suggest the language clarify that compatibility pertains to density and use, not appearance.
- H-1.4.1 Comment: Do we fully understand what, if any, changes would likely need to be made to our regulations and zoning map to permit Community Residential homes? It is my understanding state law has restrictions on the number of residents served in order to qualify as residential use and not commercial use.

With respect to mobile homes, is this a required provision of the plan although none are permitted in Highland Beach as far as I know? Can this be modified to reference HVHZ code-compliant prefabricated dwellings not necessarily mobile in nature?

- H-1.6 Comment: Best to leave these kinds of policies to the Florida Building Code with local amendments that do NOT accelerate housing costs by implementing green certification programs. If an owner wishes to build beyond code that is their personal prerogative.
- CMC-2.1.9 Comment: I would recommend the Town examine the reconstruction limits and how site improvement requirements are affected by catastrophic events. From my experience in dealing with post-hurricane damage, site damage is not covered by the 50% rule that permits non-compliant "like for like" reconstruction. Planning and Zoning agencies will require full post-damage compliance with current codes which cover signage, landscaping, buffers, lighting, ground coverage and even the sound from the use of a pickleball court. We need to get in front of this in dealing with catastrophic damage to

avoid long delays in permitting replacement of site elements as they existed before the catastrophic event.

CMC-2.2 Stormwater Management. Comment: I bought a truck.

CMC-3.4.8 Comment: It is my understanding that the Energy Star program has been terminated and the WaterSense program is currently under review. It may be appropriate to revise this policy to use flexible language referencing current standards as they may change based on national or state policies.

Conclusion:

The review of the Comprehensive Plan is very involved and will likely take place over several meetings to adequately conclude your recommendations to the City Commission. Having previously participated in this review while serving on the Planning Board I can appreciate the amount of time and effort this takes and thank you for your efforts.

If I have misunderstood the intent of any of the policy items in my good faith comments I apologize in advance. There are many nuances to be considered that are best left in the hands of knowledgeable Town staff for advice. We are fortunate to be in good hands with the current management of our small barrier island Town of Highland Beach and the professionalism they all bring to the table.

END

 From:
 Barry Donaldson

 To:
 Ingrid Allen

 Cc:
 Marshall Labadie

 Subject:
 Re: Policy FLU-1.1.3

Date: Thursday, July 3, 2025 3:54:20 PM

Attachments: <u>image001.png</u>

Ingrid, sorry I missed your call. Your explanation below answers my question. Appreciate your quick response. Enjoy your Holiday! Barry

Barry Donaldson, AIA (561) 445-6446

From: Ingrid Allen <iallen@highlandbeach.us>

Sent: Thursday, July 3, 2025 3:36 PM

To: Barry Donaldson

 Cc: Marshall Labadie <mlabadie@highlandbeach.us>

Subject: RE: Policy FLU-1.1.3

Mr. Donaldson:

Thank you for your email. Just to clarify, Policy FLU-1.1.3. is an existing policy and there are no proposed changes to the text. Allow me to address your last comment first. A converse policy to reclassify to a higher density is problematic given when you increase density you potentially increase impacts to utilities, traffic/transportation, schools, environment, etc. Therefore, reclassifying to a higher density should not be taken lightly and impacts need to be considered and analyzed accordingly. Regarding how such a circumstance could arise, I will call you to discuss an example. Keep in mind that the permitted uses table found in Section 30-67(b) of the Town Code of Ordinances allows single family residences in the RMM and RMH zoning districts which are medium and high multi family densities.

Feel free to contact me with any further questions.



Sincerely, **Ingrid Allen** Town Planner

Town of Highland Beach 3614 S. Ocean Boulevard Highland Beach FL 33487 (561) 278-4540 Office (option 3) (561) 278-2606 Fax www.highlandbeach.us **PLEASE NOTE:** Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

From: Barry Donaldson <bdonaldson@donaldsongroup.com>

Sent: Thursday, July 3, 2025 1:38 PM

To: Ingrid Allen <iallen@highlandbeach.us>

Cc: Marshall Labadie <mlabadie@highlandbeach.us>

Subject: Policy FLU-1.1.3

Ingrid, I am reading through the proposed Comprehensive Plan changes and am confused about the meaning or intent of Policy FLU-1.1.3. In practical terms, what does it mean, and how might such a circumstance arise?

Has any consideration been given to what I think would be the converse policy, which would be to reclassify to a higher density if half is developed at the higher density?

Thank you. Barry

Barry Donaldson, AIA, FL 9877

Donaldson Group Architects PA
6453 W Rogers Circle, N-11

Boca Raton, FL 33487
(561) 445-6446



TOWN OF HIGHLAND BEACH

NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on *Thursday, August 14, 2025 at 9:30 AM* in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

AN ORDINANCE OF THE TOWN COMMISSION OF THE HIGHLAND BEACH, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO IMPLEMENT THE TOWN'S EVALUATION AND APPRAISAL REVIEW; ADDING A DATA AND ANALYSIS SECTION; MODIFYING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT, THE TRANSPORTATION AND MOBILITY ELEMENT, THE HOUSING ELEMENT, THE INFRASTRUCTURE ELEMENTS, THE COASTAL MANAGEMENT/CONSERVATION ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND THE PROPERTY RIGHTS ELEMENT; MODIFYING THE MAP SERIES IN ACCORDANCE WITH STATUTORY REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

The proposed Ordinance 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: 08/04/2025 10:02 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 PROPOSED ORDINANCE.pdf
- signature.png

Signature of Affiant July Deffut
Signature of Notary Public Madin Mount

Notary Public State of Florida Madison Brooke Noonan My Commission HH 274774 Exp. 6/12/2026

Notary Stamp

Highland Beach Legal Notice Submission

Highland Beach Legal Notice

08/04/2025 10:02 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

Legal Notice		
Please choose a category	Planning Board Public Hearing Notices - Highland Beach	
Title	Planning Board Meeting August 14, 2025 Proposed Ordinance	
Publish Date	08/04/2025	
Publish Time	9:59 AM (EDT)	
Description	TOWN OF HIGHLAND BEACH	
	NOTICE OF PUBLIC HEARING	

YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, August 14, 2025 at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:

AN ORDINANCE OF THE TOWN COMMISSION OF THE HIGHLAND BEACH, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN TO IMPLEMENT THE TOWN'S EVALUATION AND APPRAISAL REVIEW; ADDING A DATA AND ANALYSIS SECTION; MODIFYING THE GOALS, OBJECTIVES AND POLICIES OF THE FUTURE LAND USE ELEMENT, THE TRANSPORTATION AND MOBILITY ELEMENT, THE HOUSING ELEMENT, THE INFRASTRUCTURE ELEMENTS, THE COASTAL MANAGEMENT/CONSERVATION ELEMENT, THE RECREATION AND OPEN SPACE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND THE PROPERTY RIGHTS ELEMENT; MODIFYING THE MAP SERIES IN ACCORDANCE WITH STATUTORY REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT

Attach Files (Optional)



AD_PB PROPOSED ORDINANCE.pdf

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

File Attachments for Item:

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.

HIGHLAND BEACH BUILDING DEPARTMENT



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

PLANNING BOARD STAFF REPORT

MEETING OF: August 14, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: 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. (APPLICATION NO. PZ-25-28).

I. GENERAL INFORMATION:

Applicant (Property Owner): Elena & Mikhail Vesselov

2564 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: 2564 South Ocean Boulevard
Parcel PCN#: 24-43-46-28-09-000-0161

Request and Analysis:

The Applicant is requesting a special exception to install a 105 linear foot seawall and seawall cap, a 275 square foot concrete dock, and a 33,000 pound capacity elevator boat lift. According to the Applicant, 105 linear feet of existing riprap along with remains of a previous dock, wood access pier, boat lift, and mooring pile are proposed to be removed.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (ACOE) authorization for the above-referenced request as follows:

FDEP (Permit Number)	ACOE (File Number)
50-0349303-003,004,005-EE (seawall and seawall cap).	SAJ-2021-03211 (LP-JFB).
50-0349303-006-EE (dock and boat lift).	

Note that there are dimensional discrepancies between the plans approved by FDEP and ACOE and the plans submitted to the Town as part of the special exception request. These discrepancies include the following:

Proposed	FDEP and ACOE authorizations	Town submittal
Seawall elevation	6.21 feet	7.0 feet
Dock square footage	440 square feet (55'X8')	275 square feet (55'X5')

Pursuant to Section 6-128(b) of the Town Code, all seawalls west of State Road A1A shall be at Base Flood Elevation (BFE) or higher as provided by the FEMA FIRM maps. The BFE for the property is currently at seven (7) feet. According to Town Ordinance Number 2025-002 (Adopted on January 21, 2025) which amended certain accessory marine facility and seawall regulations, the maximum combined seawall cap and dock width shall not exceed eight (8) feet. Based on these Town Code requirements, the Applicant revised the seawall elevation and the proposed dock width from eight (8) feet to five (5) feet given the proposed seawall cap width is three (3) feet. Email correspondence from FDEP and ACOE indicates that such discrepancies do not affect the validity of their authorizations (see attached).

The proposed dock and boat lift are in compliance with the 25 foot required marine side setback for accessory marine facilities located within the RS zoning district. In addition, the proposed boat lift is in compliance with the below definition of "boat lift" as provided in Section 30-131 of the Town Code. According to the Applicant's boat lift detail (sheet 9), the top of the proposed boat lift is 6'6" above the proposed dock while the top of the vessel's superstructure is approximately 7'10".

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 (Sec. 30-131).

The Applicant also proposes to fill a 1,360 square foot area between the existing retaining wall abutting the swimming pool and the new seawall. Pursuant to Section 14.1 of the Town Code, the following provisions pertaining to "land filling" apply:

Any person desiring to add to or extend any lands, areas, including submerged lands, to remove sand, rock or earth from any submerged lands, to construct a finger canal, lagoon or yacht basin within the territorial limits of the town by any means, including, but not limited to, hydraulic dredging, pumping, dragline, dynamiting or shovel, shall first make application to the town commission for permission to do so. Such written application shall be accompanied by a plan or drawing showing the area to be filled and also showing the area from which any fill material is to be dredged or removed by other means. Specifications sufficient in detail as to clearly outline how the dredging or filling procedure will take place must also accompany the application.

As noted above, a land fill request will be reviewed and considered by the Town Commission.

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 July 24, 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. If the Planning Board should grant approval of the request, staff recommends the following conditions of approval:

- 1. Sod or artificial turf shall be placed from the property line to the seawall cap.
- 2. Contingent upon Town Commission approval of a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances

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

Attachments: Application

Aerials Current site photos FDEP approval ACOE approval Applicant Plans (11X17)



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION

Address: 2564 S OCEAN BLVD, HIGHLAND BEACH FL 33487 PCN: 24-43-46-28-09-000-0161

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

BYRD BEACH S 5 FT OF LT 16-A & LT 17-A

Zoning District:

What is the location of the installation?

RS-RESIDENTIAL SINGLE FAMILY (24-HIGHLAND BEACH) M Intracoastal Waterway (ICW) 🗆 Interior Canal/Basin 🗖 N/A

PROPERTY OWNER (APPLICANT) INFORMATION

Name: ELENA & MIKHAIL VESSELOV

Phone: 954-628-2192

Fax:

Mailing Address: 2564 S OCEAN BLVD, HIGHLAND BEACH FL 33487

Email Address: jeff@uconstructionpartners.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):

Proposed 55' x 8' (440sf) concrete dock on (8) 12" x 12" concrete piles,

Proposed Neptune 33,000lb 4-track boat lift, two 10' return walls,

105' of new 36" wide x 14" concrete cap with (13) 12" x 12" concrete vertical piles,

(12) new 12" x 12" concrete batter piles and concrete panels.

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:	Monuell	Date: 4 10 25	
Property Owner's Printed Name	Mikhail Vesselov	- V	
Received by the Town Clerk's	Office:		
Received By:		Date:	
Date Public Notices Mailed: _			
Date I egal Advertisement Duk	olishad.		

Town of Highland Beach
Building and Zoning Department
3616 South Ocean Blvd
Highland Beach, Florida 33487

Re: Mikhail Vesselov 2564 S Ocean Blvd Highland Beach, FL 33487

Project Number PZ-25-28

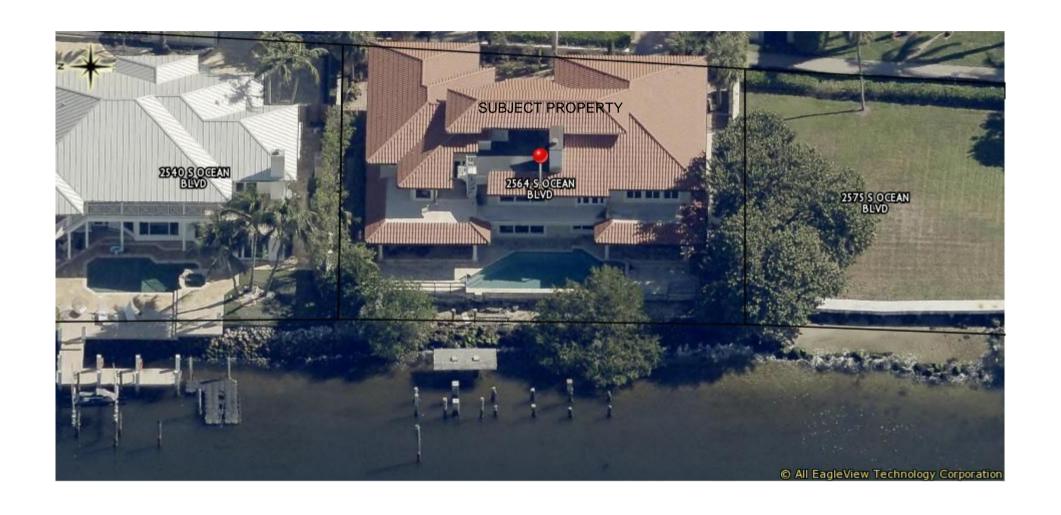
Planning and Zoning Review Comments

- The amount of fill will be 1,360 square feet total (455 cubic yards total), there will be 360 square feet (120 cubic yards) of fill placed WEST of the Property Line, and 1,000 square feet (335 cubic yards) of fill placed EAST of the Property Line.
- 2. See Sheets 5 of 13, Sheet 6 of 13, Sheet 8 of 13, and Sheet 9 of 13
- 3. Explanation of Fill Operations:
 - a. The new seawall to be installed will create a 12'-11" wide opening between it and the existing retaining wall (9'-6" from existing retaining wall to the property line and 3'-5" from the property line to wet face of the new seawall panel). This void is shown on Sheet 5, Sheet 6, Sheet 8 and Sheet 9 of the plans.
 - b. This void will be filled with clean fill material from offsite sources. The fill operations will not proceed until the new seawall is in place, however, some initial fill materials may need to be placed prior to completion of the new seawall to keep the new seawall panels in an upright position.
 - c. The fill materials will be brought by truck and dumped into the void and spread out and levelled by crane or backhoe. The materials will be placed in approximately 8 to 12-inch layers. Each layer will be tamped down to remove air pockets and compact the materials. This will be repeated until all the fill materials are placed and the desired final grade is achieved.

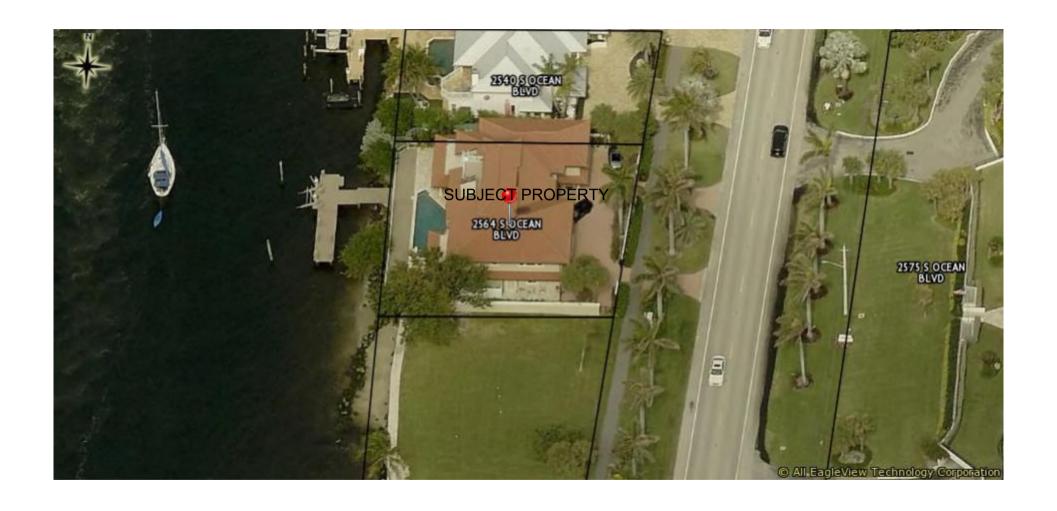
Thank you.

William R Thomas

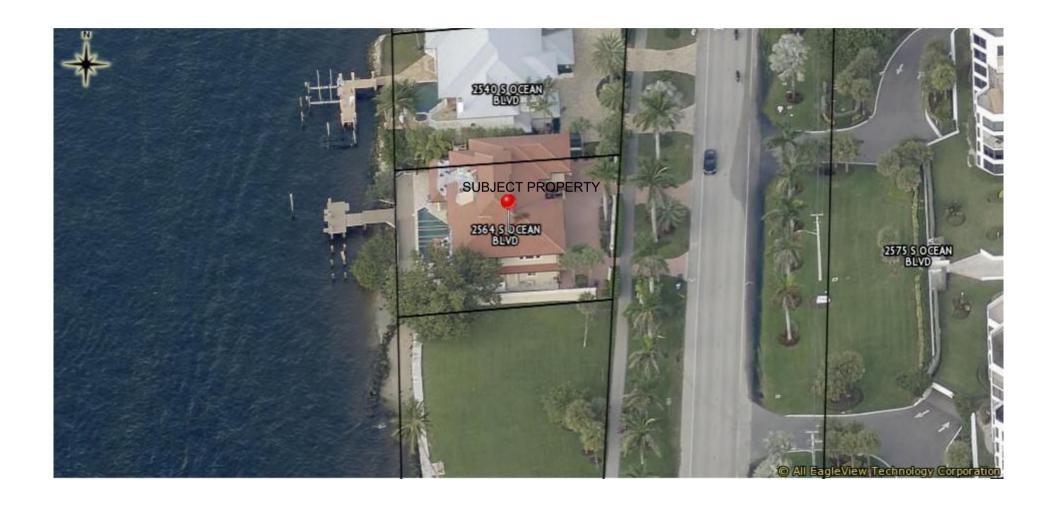




Aerial from 2020



Aerial from 2021





















Kathy Cartier

From: Sattelberger, Danielle < Danielle.Sattelberger@FloridaDEP.gov>

Sent: Thursday, May 22, 2025 2:24 PM

To: Kathy Cartier

Cc: SED Permitting; Tracey, John

Subject: RE: 50-0349303-006-EE - Mikhail Vesselov - 2564 S Ocean Blvd - Highland Beach

Good afternoon,

The modified dock still meets exemption criteria. If you would like a formal letter with the Department's verification with the updated plans, a new application will need to be submitted.

Thank you,



Danielle C. Sattelberger

Environmental Administrator

Florida Department of Environmental Protection Southeast District - West Palm Beach 3301 Gun Club Road, MSC 7210-1 West Palm Beach, FL 33406 Danielle.Sattelberger@FloridaDEP.gov

Office: (561) 681-6783

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

From: Kathy Cartier < kathyc@unlimitedps.net >

Sent: Tuesday, May 20, 2025 2:45 PM

To: SED Permitting <SED Permitting@dep.state.fl.us>

Subject: 50-0349303-006-EE - Mikhail Vesselov - 2564 S Ocean Blvd - Highland Beach

EXTERNAL MESSAGE

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

Good afternoon,

Juliana Hall recently assisted in our processing of the referenced and attached exemption verification project. Minor changes were made to the plans during the building permit review process and the city has asked for confirmation from the FDEP that the project remains covered. Please see attached plans which show the proposed dock width reduced to 5 feet and the elevation raised to 7 feet NAVD. Please confirm by reply email that the exemption remains valid.

Thank you for your assistance,



Kathy CartierUnlimited Permit Services, Inc 902 NE 1 Street, Suite #2 Pompano Beach, Florida 33060 Office (954) 532-0129 ext. 3 kathyc@unlimitedps.net





FLORIDA DEPARTMENT OF Environmental Protection

Southeast District 3301 Gun Club Road, MSC 7210-10 West Palm Beach, FL 33406 Ron DeSantis Governor

Jeanette Nuñez Lt. Governor

Alexis A. Lambert Secretary

January 28, 2025

Vesselov Mikhail 2564 South Ocean Blvd Highland Beach, FL 33487

Sent via e-mail: Kathyc@unlimitedps.net

Re: File No.: 50-0349303-006-EE

File Name: Vesselov Dock and Boat Lift

Dear Vesselov Mikhail:

On December 19, 2024, we received your request for verification of exemption to perform the following activities: 1) install a 440 sq. ft. dock and 2) install a boat lift. The project is located in the Intracoastal Waterway, Class III Waters, adjacent to 2564 South Ocean Blvd, Highland Beach (Section 28, Township 46 South, Range 43 East), in Palm Beach County (Latitude N 26°25'39.4600", Longitude W -80°3'50.7874").

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 Juliana Hall at the letterhead address or at Juliana.Hall@FloridaDEP.gov

Project Name: Vesselov Dock and Boat Lift

Page 2 of 5

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)(b), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

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

2. Proprietary Review- NOT REQUIRED

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

3. Federal Review - NOT APPROVED

Your proposed activity as outlined on your application and attached drawings **does not qualify** for Federal authorization pursuant to the State Programmatic General Permit and a **SEPARATE permit** or authorization **shall be required** from the Corps. You must apply separately to the Corps using 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

Project Name: Vesselov Dock and Boat Lift

Page 3 of 5

process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and

Project Name: Vesselov Dock and Boat Lift

Page 4 of 5

120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

Project Name: Vesselov Dock and Boat Lift

Page 5 of 5

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Juliana Hall Environmental

Environmental Specialist II

liana

Southeast District

Enclosures:

Attachment A- Specific Exemption Rule Project drawings, 6 pages

CERTIFICATE OF SERVICE

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

FDEP –Danielle Sattelberger, Juliana Hall

Kathy Cartier, Unlimited Permit Services, Inc., Kathyc@unlimitedps.net

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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

Kameil Akbar January 28, 2025

Clerk Date

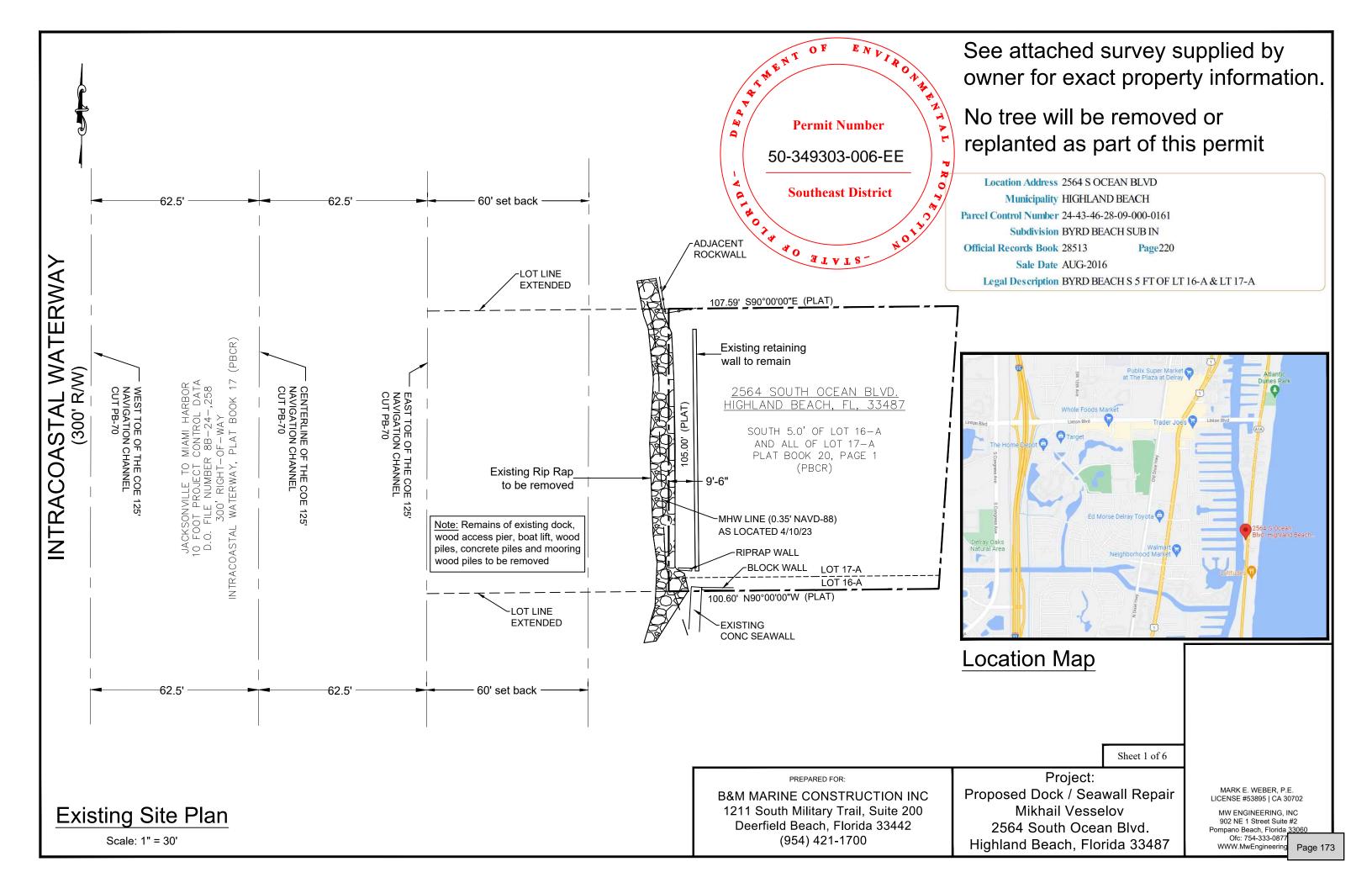
Attachment A

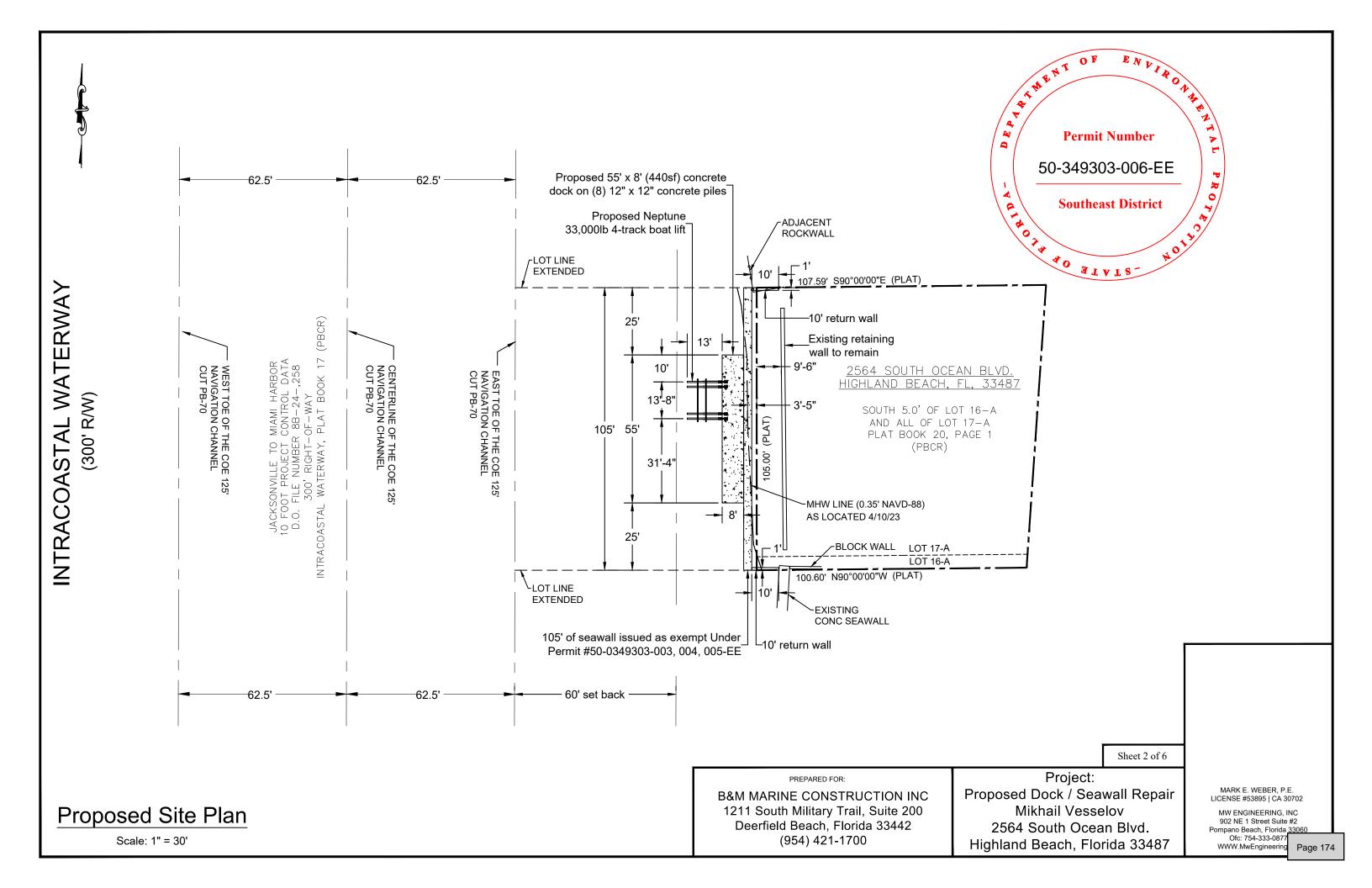
Chapter 62-330.051 Exempt Activities.

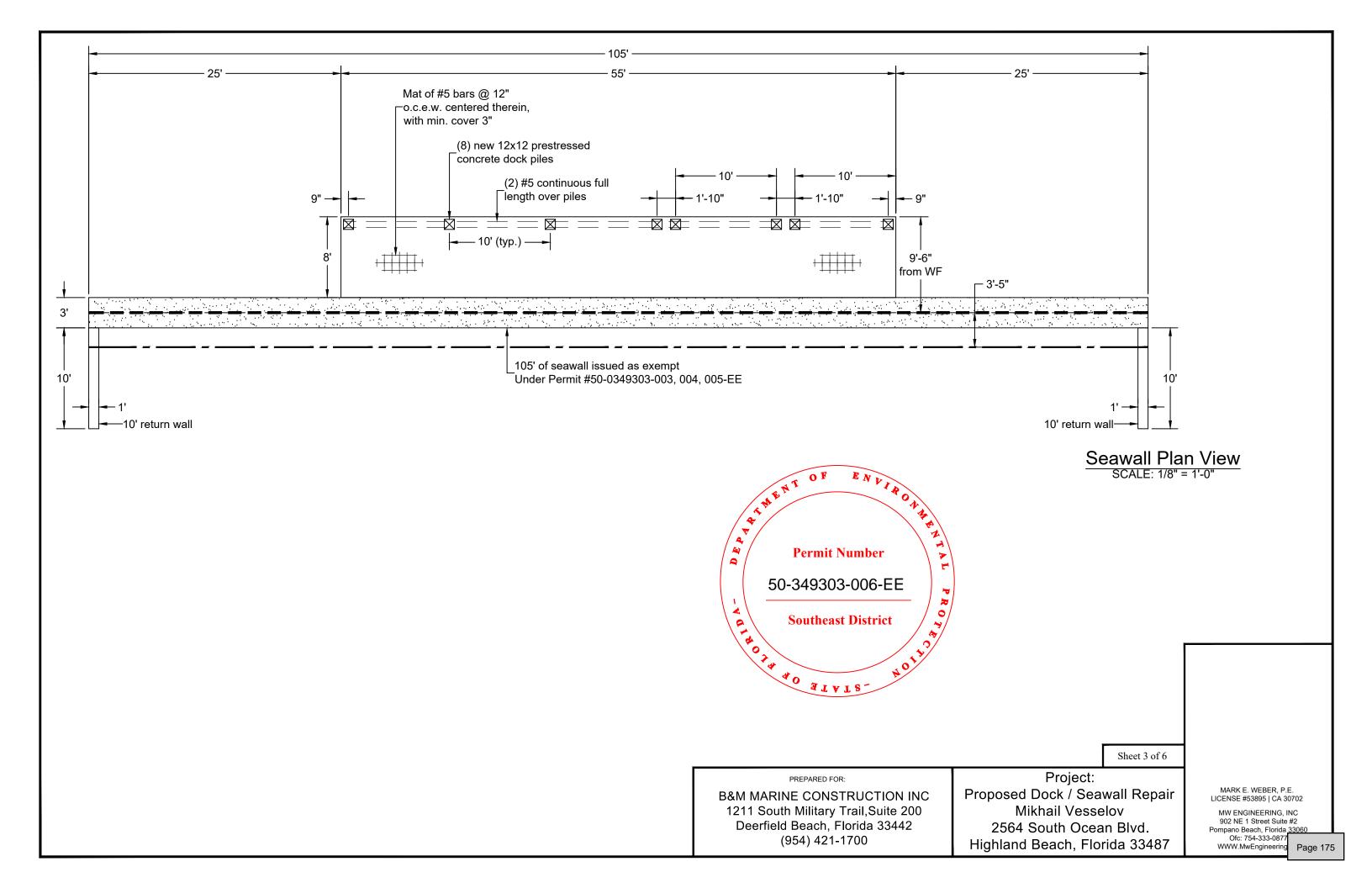
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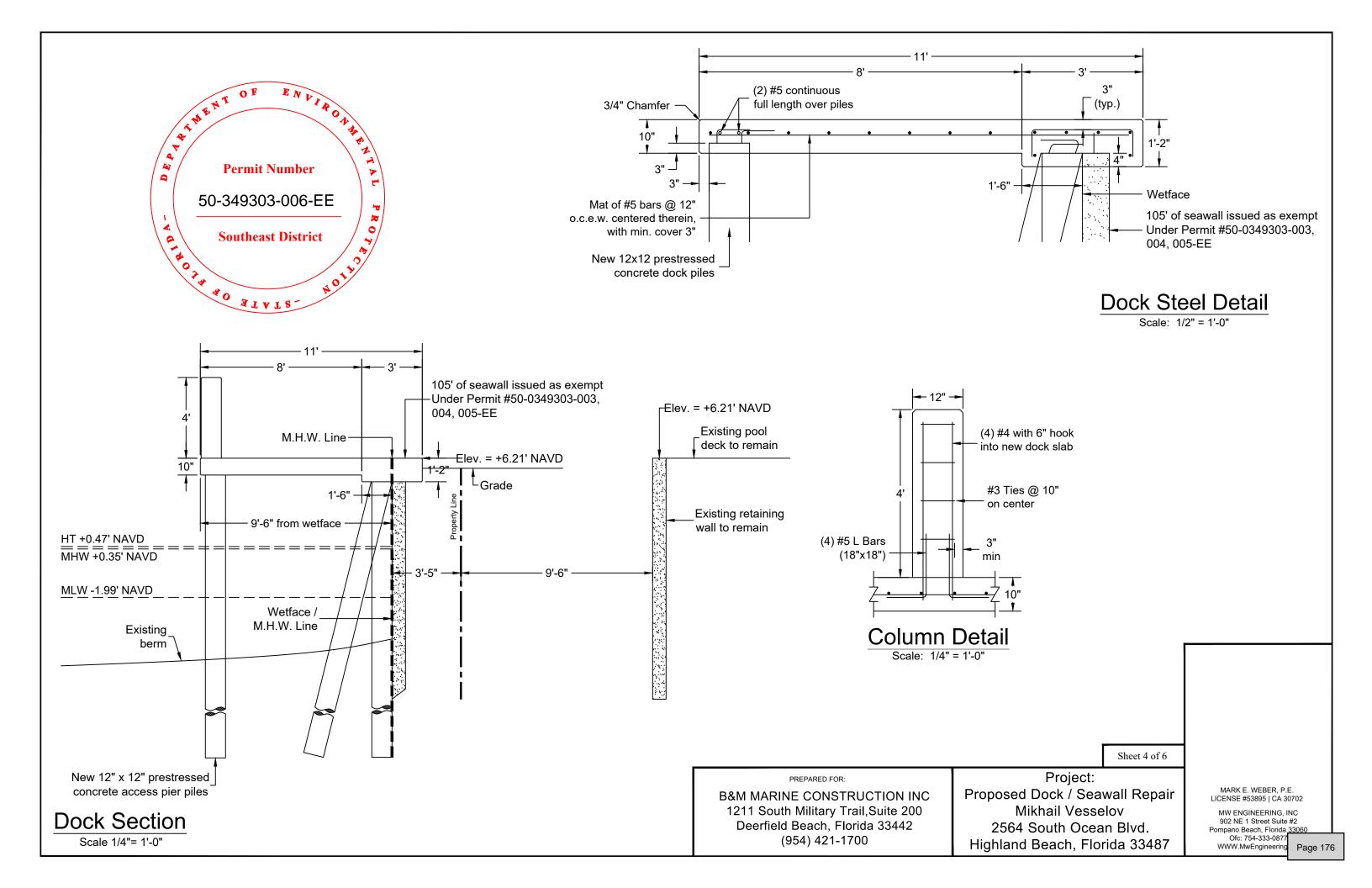
- (5) Dock, Pier, Boat Ramp and Other Boating-related Work –
- (b) Installation of private docks, piers, and recreational docking facilities, and installation of local governmental piers and recreational docking facilities, in accordance with section 403.813(1)(b), F.S. This includes associated structures such as boat shelters, boat lifts, and roofs, provided:
- 1. The cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed the limitations in section 403.813(1)(b), F.S.;
 - 2. No structure is enclosed on more than three sides with walls and doors;
- 3. Structures are not used for residential habitation or commercial purposes, or storage of materials other than those associated with water dependent recreational use; and
- 4. Any dock and associated structure shall be the sole dock as measured along the shoreline for a minimum distance of 65 feet, unless the parcel of land or individual lot as platted is less than 65 feet in length along the shoreline, in which case there may be one exempt dock allowed per parcel or lot.

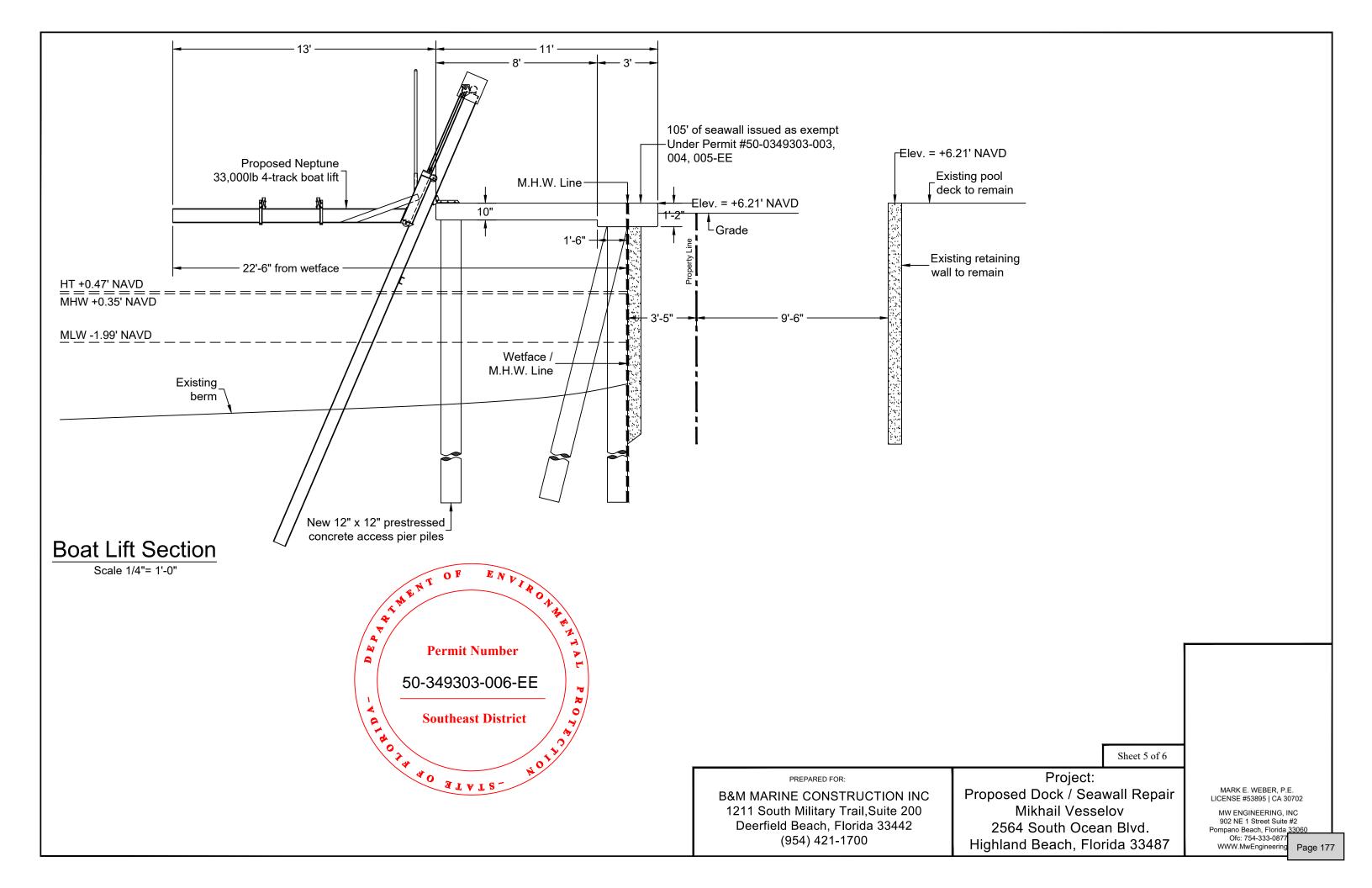
Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History—New 10-1-13, Amended 6-1-18.











GENERAL NOTES:

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

PILE NOTES:

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



Sheet 6 of 6

PREPARED FOR:

B&M MARINE CONSTRUCTION INC 1211 South Military Trail, Suite 200 Deerfield Beach, Florida 33442 (954) 421-1700 Project:
Proposed Dock / Seawall Repair
Mikhail Vesselov
2564 South Ocean Blvd.
Highland Beach, Florida 33487

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

MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060

WWW.MwEngineer

Page 178



FLORIDA DEPARTMENT OF Environmental Protection

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

Jeanette Nuñez Lt. Governor

Shawn Hamilton Secretary

June 2, 2023

Mikhail Vesselov 2564 South Ocean Boulevard Highland Beach FL, 33487

Sent via e-mail: jeff@uconstructionpartners.com

Re: File No.: 50-0349303-003,004,005-EE

File Name: Vesselov Seawall, Dock and Boatlift

Dear Mr. Vesselov:

On May 5, 2023, we received your request for verification of exemption to perform the following activities: 1) install 105 ln. ft. of new seawall 2) install 105 ln. ft. of seawall cap overpour, batter piles, and king piles 3) construct a 584 sq. ft. dock 4) install two new boat lifts. This project is located in the Intracoastal Waterway, Class III Waters, adjacent to 2564 South Ocean Blvd, Highland Beach (Section 28, Township 46 South, Range 43 East), in Palm Beach County (Latitude N 26°25'39.4583", Longitude W 80°3'50.7811").

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 Jillian Kennedy at the letterhead address or at (561) 681-6648, $\underline{\text{Jillian.Kennedy@FloridaDEP.gov}}$.

Project No.: 50-349303-003,004,005-EE

Project Name: Vesselov Seawall, Dock and Boatlift

Page 2 of 6

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)(b), (12)(c), and (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, F.A.C.,

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

Project No.: 50-349303-003,004,005-EE

Project Name: Vesselov Seawall, Dock and Boatlift

Page 3 of 6

process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

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

Project No.: 50-349303-003,004,005-EE

Project Name: Vesselov Seawall, Dock and Boatlift

Page 4 of 6

intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C. If you do not publish notice of this action, this waiver will not apply to persons who have not received written notice of this action.

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

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Project No.: 50-349303-003,004,005-EE

Project Name: Vesselov Seawall, Dock and Boatlift

Page 5 of 6

EXECUTION AND CLERKING

Executed in Orlando, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Norva Blandin, MSEM Permitting Program Administrator Southeast District

Enclosures:

Attachment A- Specific Exemption Rule Project drawings, 9 pages

CERTIFICATE OF SERVICE

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

FDEP – Norva Blandin, Danielle Sattelberger, Jillian Kennedy Kathy Cartier - <u>kathyc@unlimitedps.net</u>

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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

Clerk

June 2, 2023

Date

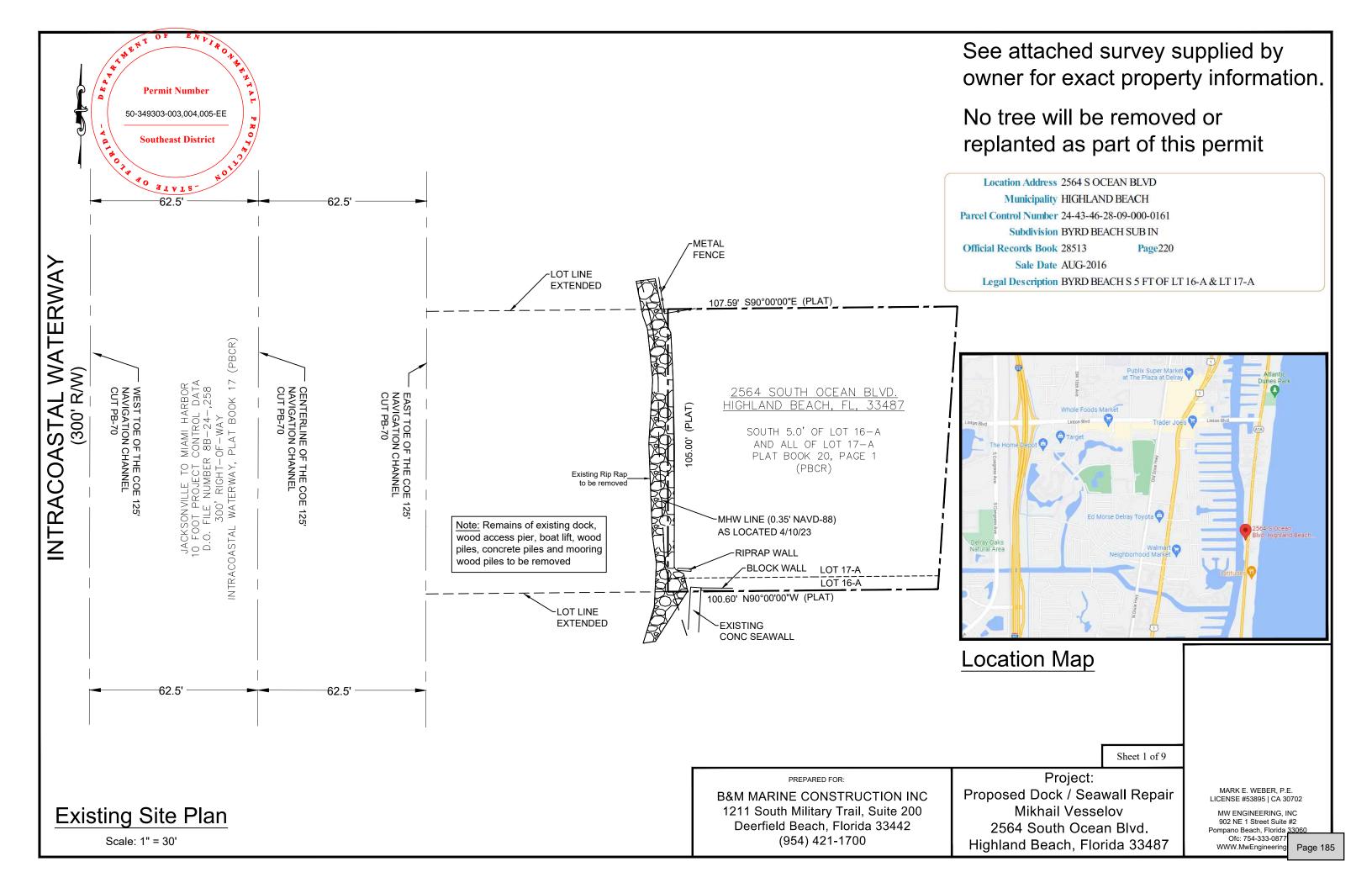
Attachment A

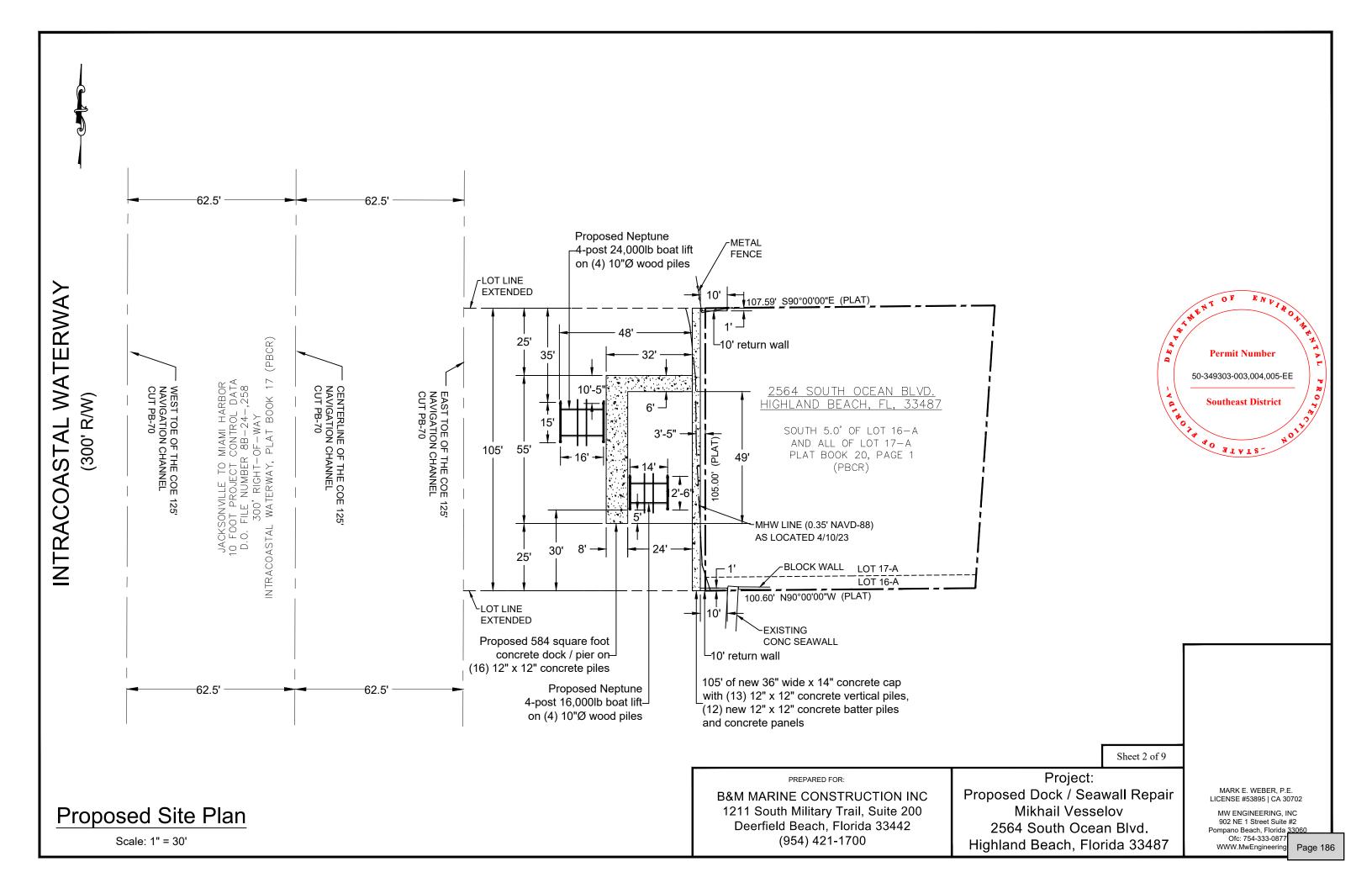
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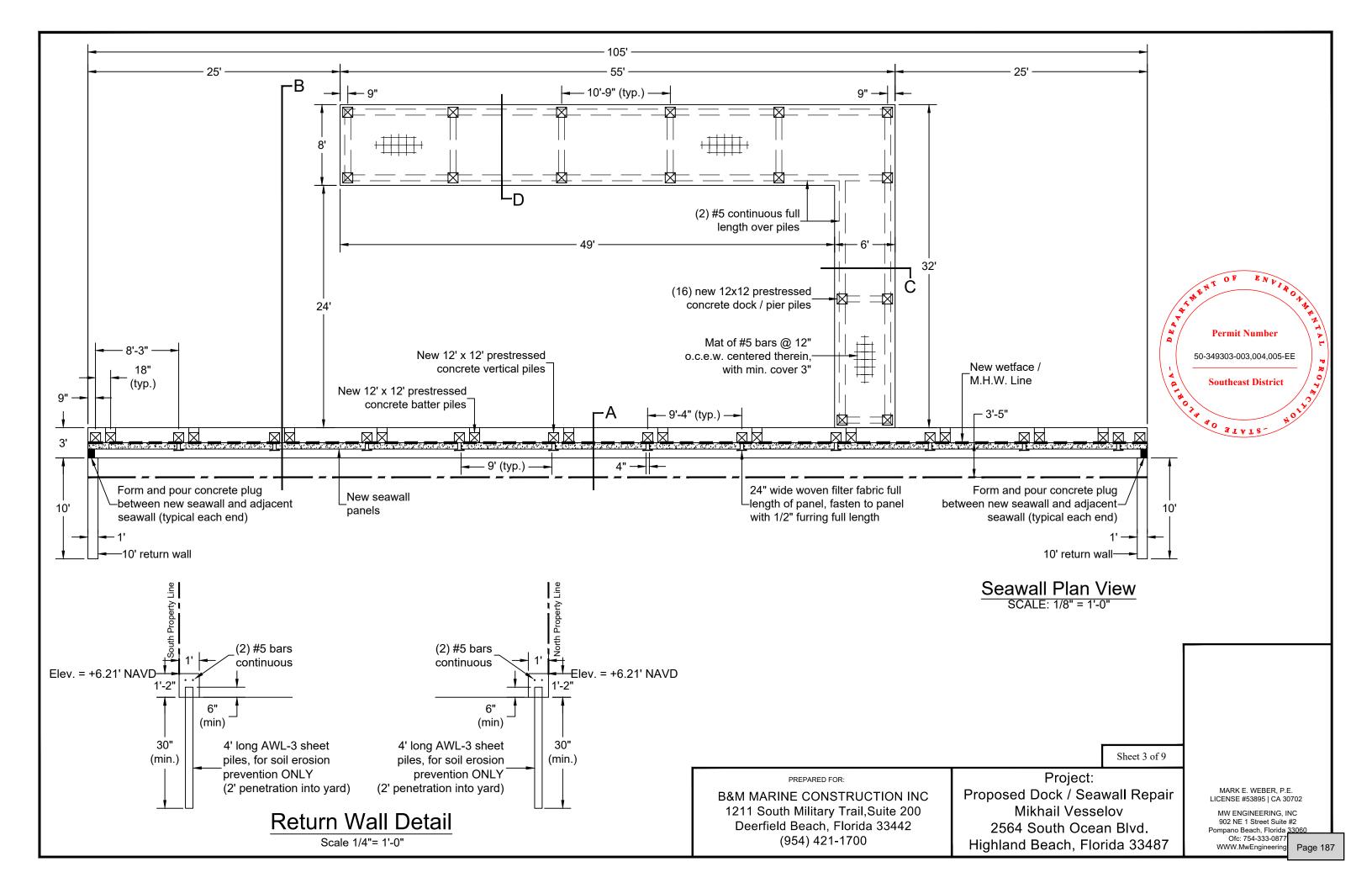
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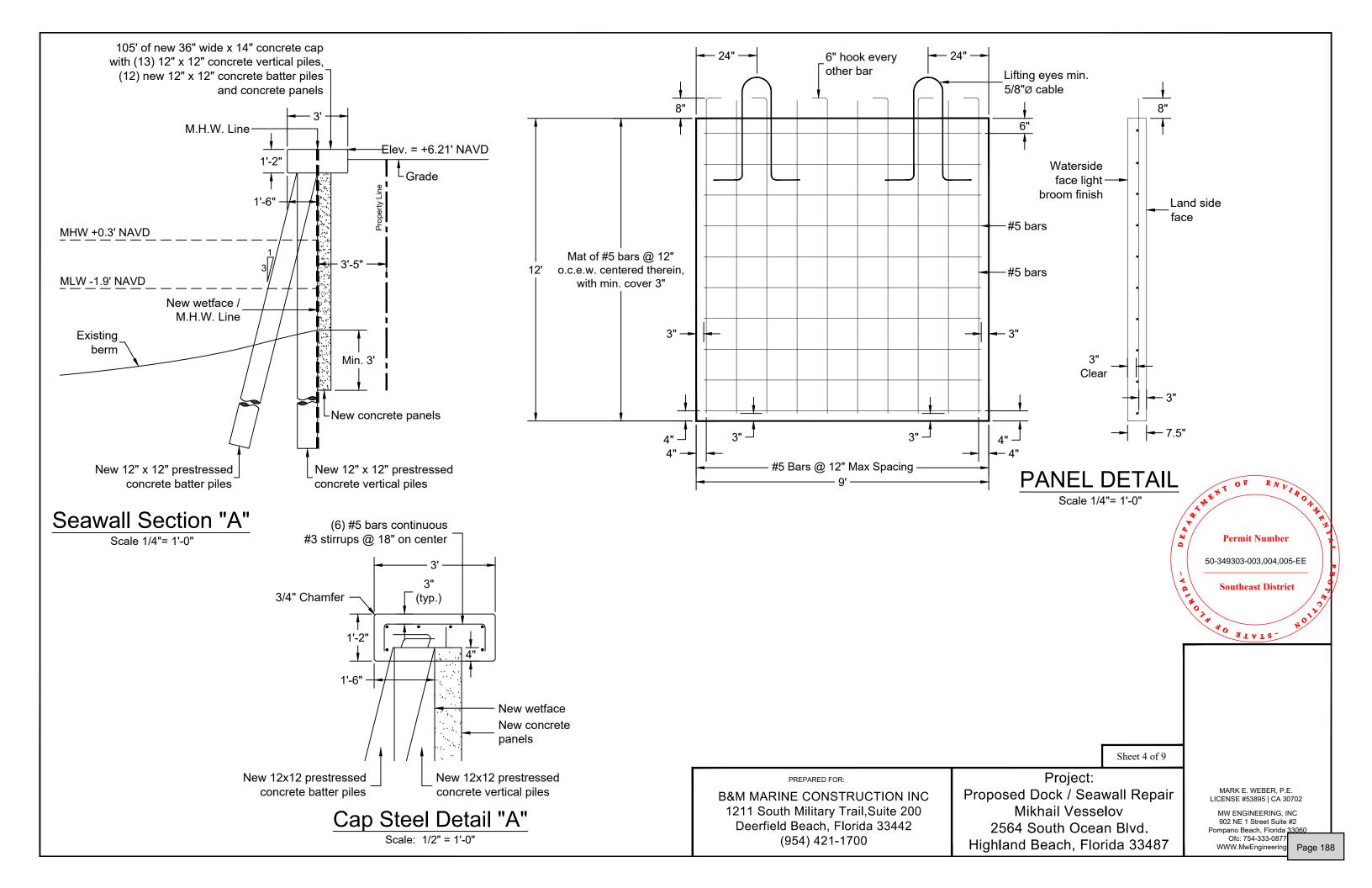
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- 12) Construction, Restoration, Enhancement, and Repair of Seawall, Riprap, and Other Shoreline Stabilization –
- (c) The construction of seawalls or riprap in wetlands or other surface waters between and adjoining existing seawalls or riprap at both ends in accordance with section 403.813(1)(o), F.S. For purposes of this exemption, riprap is subject to the same length and orientation limitations as a seawall.
- (d) Installation of batter piles, king piles, or a seawall cap, used exclusively to stabilize and repair seawalls, provided they do not impede navigation.

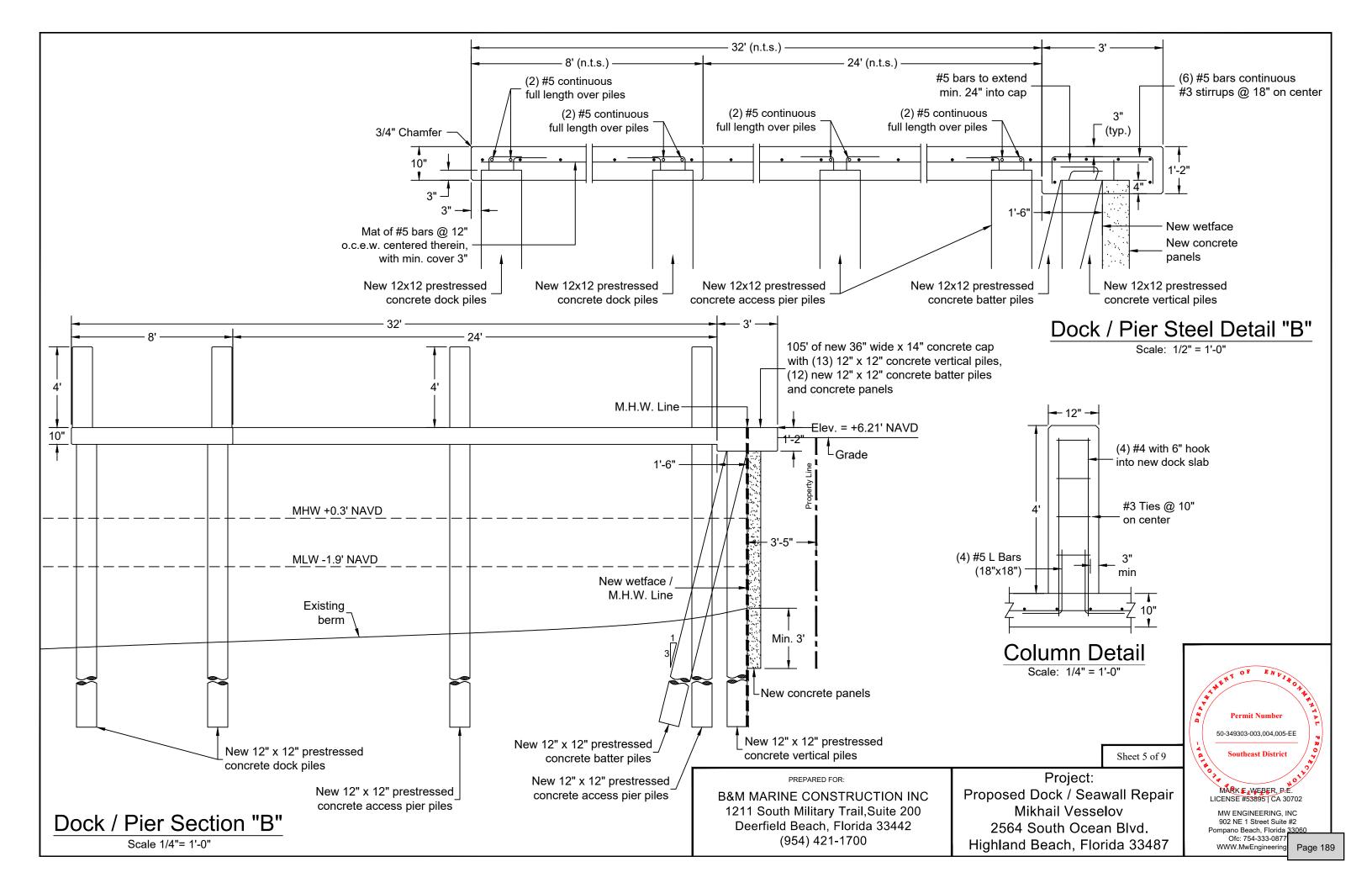
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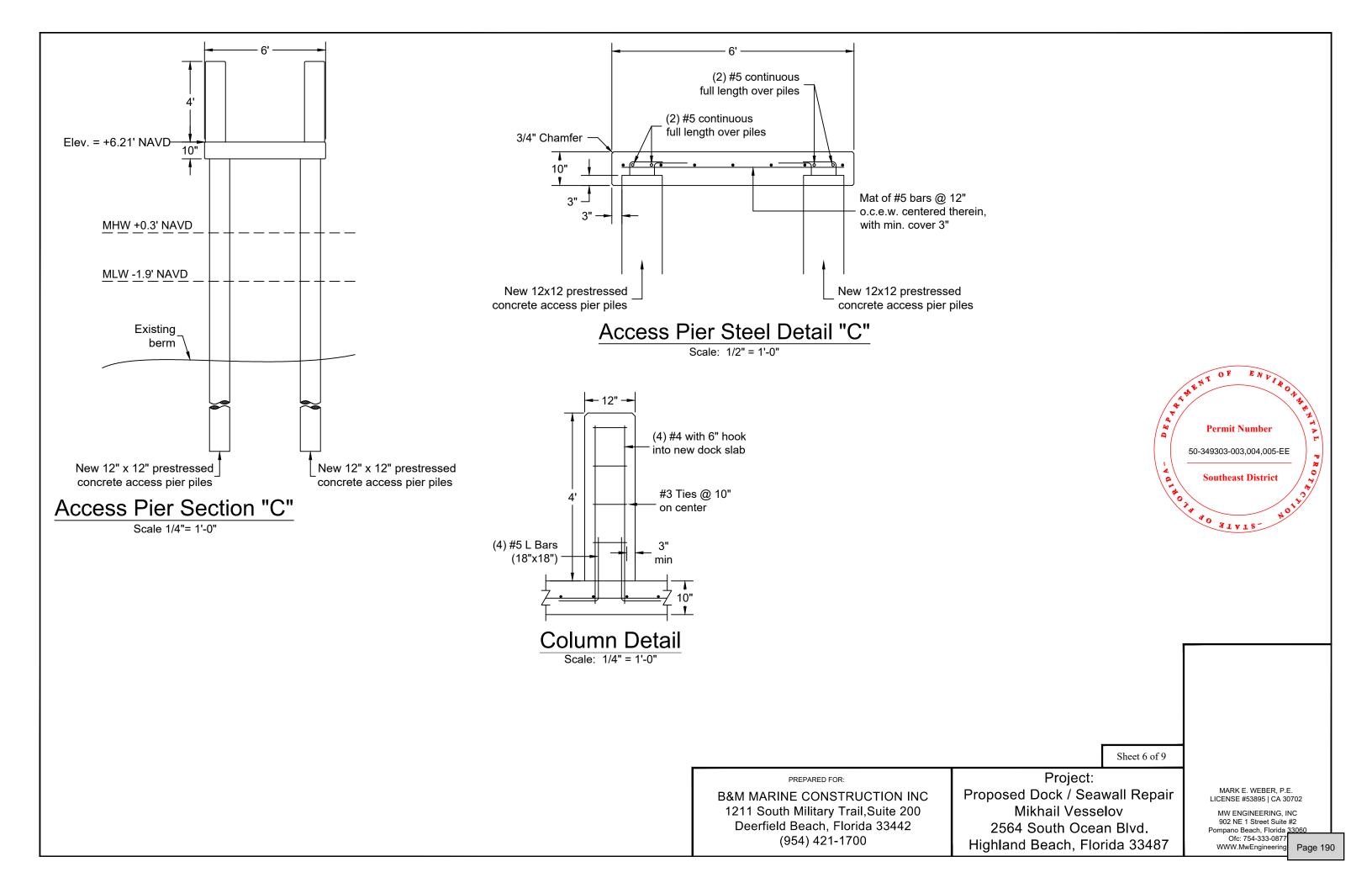


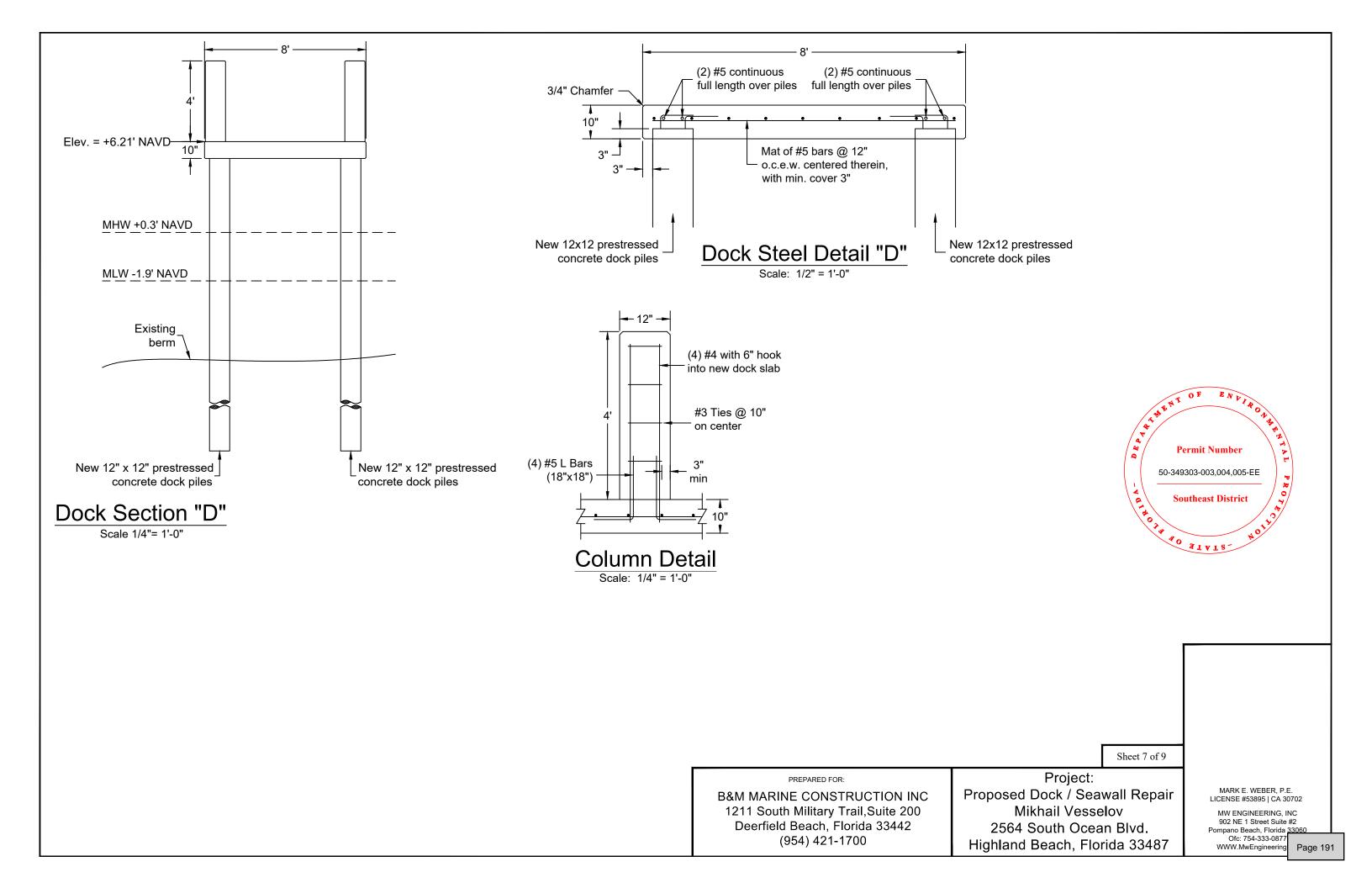


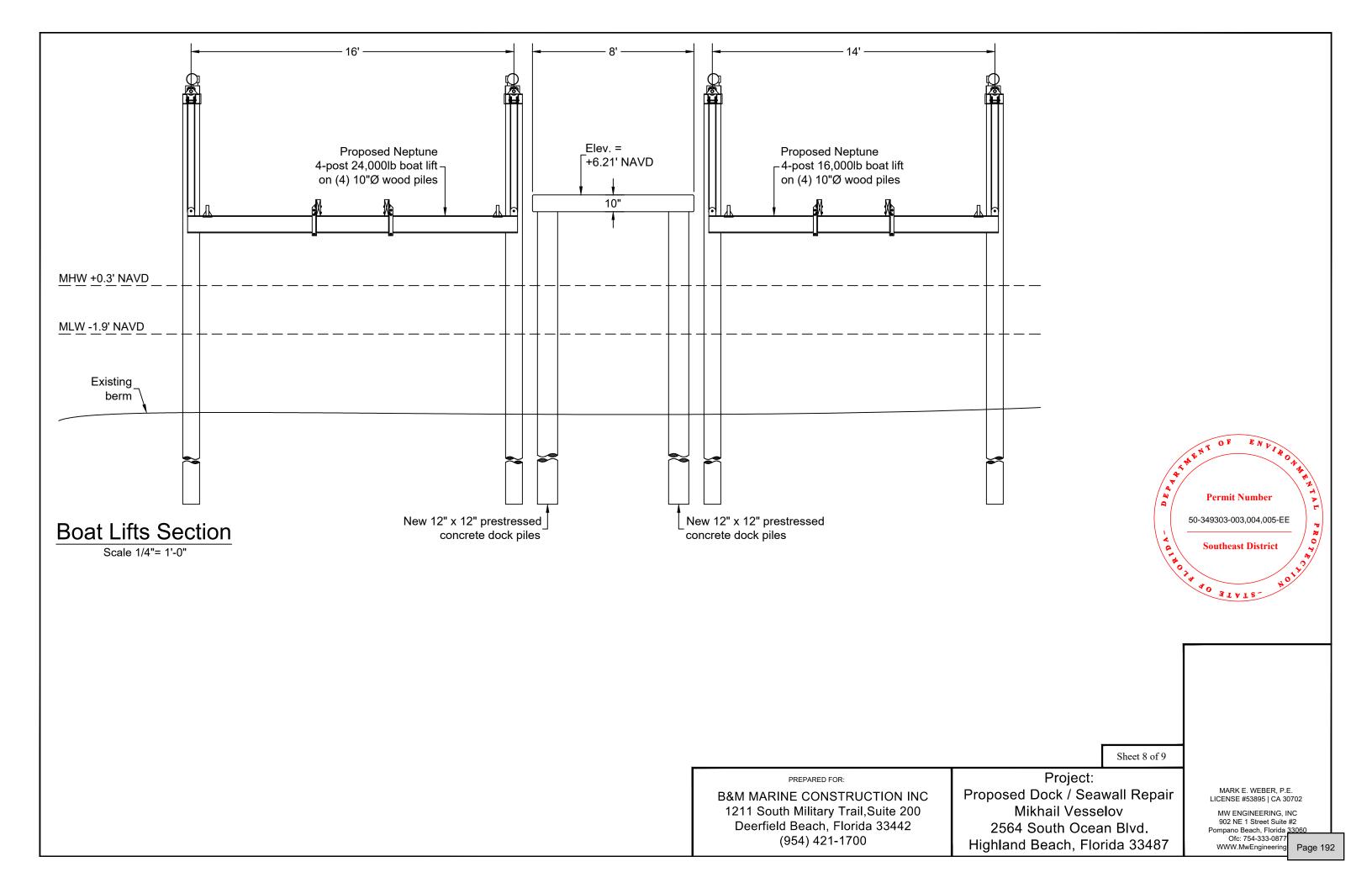












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Permit Number

50-349303-003,004,005-EE

Southeast District

Sheet 9 of 9

PREPARED FOR:

B&M MARINE CONSTRUCTION INC 1211 South Military Trail, Suite 200 Deerfield Beach, Florida 33442 (954) 421-1700 Project:
Proposed Dock / Seawall Repair
Mikhail Vesselov
2564 South Ocean Blvd.
Highland Beach, Florida 33487

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

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

Ofc: 754-333-0877 WWW.MwEngineering Page 193

Kathy Cartier

From: Pempek, Jonathan C CIV USARMY CESAJ (USA) < Jonathan.C.Pempek@usace.army.mil>

Sent: Wednesday, May 21, 2025 11:19 AM

To: Bedsworth, Jessica F CIV USARMY CESAJ (USA); Kathy Cartier

Subject: RE: SAJ-2021-03211 (LP-JFB) - Mikhail Vesselov - 2564 S Ocean Blvd - Highland Beach

Kathy,

Jessica brought your project to my attention. Specific to this project please simply note these changes on a self-cert or kif required as-builts when the project is complete. Thank you for reaching out to us prior and we appreciate the continued coordination.

V/r

Jon

From: Bedsworth, Jessica F CIV USARMY CESAJ (USA) <Jessica.F.Bedsworth@usace.army.mil>

Sent: Wednesday, May 21, 2025 11:15 AM

To: Pempek, Jonathan C CIV USARMY CESAJ (USA) <Jonathan.C.Pempek@usace.army.mil> **Subject:** FW: SAJ-2021-03211 (LP-JFB) - Mikhail Vesselov - 2564 S Ocean Blvd - Highland Beach

Jon,

The applicant is proposing to make some small changes to the dock that we recently authorized. They will reduce the size of the dock from 8 feet wide to 5 feet wide and raise it from 6.21 NAVD to 7 NAVD. Can they just show these changes on the as-builts?

Thank you.

Jessica Bedsworth
Project Manager
U.S. Army Corps of Engineers
4400 PGA Boulevard, Suite 500
Palm Beach Gardens, Florida 33410
Phone Number: 561-545-3713

Email: Jessica.F.Bedsworth@usace.army.mil



From: Kathy Cartier < <u>kathyc@unlimitedps.net</u>>

Sent: Tuesday, May 20, 2025 2:42 PM

To: Bedsworth, Jessica F CIV USARMY CESAJ (USA) < lessica.F.Bedsworth@usace.army.mil

Subject: [Non-DoD Source] SAJ-2021-03211 (LP-JFB) - Mikhail Vesselov - 2564 S Ocean Blvd - Highland Beach

Good afternoon Jessica,

You recently assisted in our processing of the referenced and attached permit. Minor changes were made to the plans during the building permit review process and the city has asked for confirmation from the ACOE that the project remains covered. Please see attached plans

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which show the proposed dock width reduced to 5 feet and the elevation raised to 7 feet NAVD. Please confirm by reply email that the permit remains valid.

Thank you,



Kathy Cartier

Unlimited Permit Services, Inc 902 NE 1 Street, Suite #2 Pompano Beach, Florida 33060 Office (954) 532-0129 ext. 3 kathyc@unlimitedps.net



DEPARTMENT OF THE ARMY

U.S. ARMY CORPS OF ENGINEERS, JACKSONVILLE DISTRICT 4400 PGA BOULEVARD, SUITE 500 PALM BEACH GARDENS, FLORIDA 33410

March 14, 2025

Regulatory Division South Permits Branch Palm Beach Gardens Section SAJ-2021-03211 (LP-JFB)

Mikhail Vesselov 2564 S Ocean Blvd Highland Beach, FL 33487 Sent via email: jeff@uconstructionpartners.com

Dear Mikhail Vesselov:

This is in reference to your request for a Department of the Army (DA) permit to perform work in or affecting waters of the United States. If you determine the permit provided is acceptable in its entirety and you have chosen to proceed with the authorized activity, then upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403) and Section 404 of the Clean Water Act (33 U.S.C. § 1344), you are authorized under a Letter of Permission to remove existing riprap and dock, and install a new seawall and a dock with a boatlift for a single-family residential property. The proposed work would result in impacts to 12.6 square feet of tidal wetlands and 15 square feet of white mangroves and 206 feet of red mangroves. Specifically, you are authorized to conduct the following activities in the Intracoastal Waterway at 2564 S Ocean Boulevard, Section 28, Township 46 South, Range 43 East, Highland Beach, Palm Beach County, Florida:

- 1. Removal of 105 linear feet of existing riprap and the remnants of the existing dock.
- 2. Installation of a 105 linear foot seawall at the mean high-water line, resulting in the filling of 52.5 square feet of tidal wetlands.
- Installation of an 8 foot by 55 foot (440 square foot) marginal dock and boatlift.

Geographic Position: Latitude: 26.427619 North Longitude: -80.064325 West

The project must be completed in accordance with the enclosed construction drawings, and the general and special conditions which are incorporated in, and made a part of, the permit.

Should any other agency require and/or approve changes to the work authorized or obligated by this permit, it is the responsibility of the Permittee to submit a modification request to the Palm Beach Gardens Permits Section. The Corps will evaluate the request and determine whether it is appropriate to modify the terms and conditions of the permit. The Permittee must obtain written approval of the requested modifications from the Corps prior to initiation of those changes.

General Conditions:

- 1. The time limit for completing the work authorized ends on <u>March 14, 2030</u>. If the work authorized is not completed on or before that date, authorization, if not previously revoked or specifically extended, shall cease and be null and void. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
- 2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
- 3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort of if the site is eligible for listing in the National Register of Historic Places.
- 4. If you sell the property associated with this permit you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization (Attachment).
- 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 (Attachment).
- 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.

Special Conditions:

- Reporting Address: The Permittee shall submit all reports, notifications, documentation and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:
 - a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).
 - b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, Florida 32232-0019.

The Permittee shall reference this permit number, SAJ-2021-03211, on all submittals.

- 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).
- 3. As-Built Certification with X-Y Coordinates: Within 60 days of completion of the authorized work or at the expiration of the construction window of this permit, whichever occurs first, the Permittee shall submit as-built drawings of the authorized work and complete the enclosed "As-Built Certification by Professional Engineer or Surveyor" form, (Attachment) to the Corps. The drawings shall be signed and sealed by a registered professional engineer or a professional land surveyor confirming the actual location of all authorized work/structures with respect to the Federal channel and/or within the Federal easement and include the following:
 - a. A plan view drawing of the location of the authorized work footprint (as shown on the permit drawings) with an overlay of the work as constructed in the same scale as the attached permit drawings (8½-inch by 11-inch). The drawings shall include the X & Y State Plane coordination points of the most waterward point of the structure. The drawings shall include the dimensions of the structure, location of mean high water line (MHWL), depth of water (at mean low water) at the waterward end of the structure, and the distance from the waterward end of the structure to the near design edge of the Federal channel.
 - b. List of any deviations between the work authorized by this permit and the work as constructed. In the event the completed work deviates, in any manner, from the authorized work, describe on the As-Built Certification Form the deviations between the work authorized by this

permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note the depiction and/or description of any deviations on the drawings and/or As-Built Certification Form does not constitute approval of any deviations by the Corps.

- c. The Department of the Army Permit number.
- d. Within 60 days of completion of the work authorized by this permit, the Permittee shall provide a courtesy copy of the signed and sealed As-Built drawings to the Corps, Engineering Division. Submittals shall be sent either electronically by email at ENPermits.CESAJ@usace.army.mil or by standard mail at Post Office Box 4970, Jacksonville Florida 32232-0019.
- 4. Notice of Permit: The Permittee shall complete and record the "Notice of Department of the Army Permit" form (Attachment) with the Clerk of the County Court, Registrar of Deeds or other appropriate official charged with the responsibility of maintaining records of title to or interest in real property within the county of the authorized activity. No later than 90 days after the effective date of this permit, the Permittee shall provide a copy of the recorded Notice of Permit form to the Corps, clearly showing a stamp from the appropriate official indicating the book and page at which the Notice of Permit is recorded in the official records and the date of recording.
- **5. Federal Channel Setback:** The most waterward edge of the authorized project shall be constructed no closer than 63.2 feet from the near design edge of the federal channel as shown in the attached drawings.
- 6. 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.
- 7. Manatee Conditions: The Permittee shall comply with the "Standard Manatee Conditions for In-Water Work 2011" (Attachment 4). The most recent version of the Manatee Conditions must be utilized.

- **8. Piling Installation:** No more than 10 piles can be installed per day.
- 9. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1 foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

10. Cultural Resources/Historic Properties:

- a. No structure or work shall adversely affect impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.
- b. If, during permitted activities, items that may have historic or archaeological origin are observed the Permittee shall immediately cease all activities adjacent to the discovery that may result in the destruction of these resources and shall prevent his/her employees from further removing, or otherwise damaging, such resources. The applicant shall notify both the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333 and the Corps, of the observations within the same business day (8 hours). Examples of submerged historical, archaeological or cultural resources include shipwrecks, shipwreck debris fields (such as steam engine parts, or wood planks and beams), anchors, ballast rock, concreted iron objects, concentrations of coal, prehistoric watercraft (such as log "dugouts"), and other evidence of human activity. The materials may be deeply buried in sediment, resting in shallow sediments or above them, or protruding into water. The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions. Project activities shall not resume without verbal and/or written authorization from the Corps.
- c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity

- shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.
- d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archaeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the SHPO and from the Corps.
- 11. Inadvertent Discoveries: If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
- 12. Consent to Easement: A portion of the authorized work may be located within the Federal right-of-way and therefore, may require a Department of the Army Consent to Easement. The Permittee shall complete the "Application for Consent to Cross U.S. Government Easement" (Attachment) and submit to the Corps Real Estate Division SAJ-RE-Consent@usace.army.mil or Post Office Box 4970, Jacksonville, Florida 32232-0019 or by telephone at 904-570-4514. The application should include a boundary survey map along with the authorized construction plans and specifications for the project. Prior to commencement of construction, the Permittee shall provide a copy of the Corps approved Consent to Easement, or correspondence from the Real Estate Division indicating that a Consent to Easement is not required, to the address identified in the Reporting Address Special Condition.

- **13. Fill Material:** The Permittee shall use only clean fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete block with exposed reinforcement bars, and soils contaminated with any toxic substance in toxic amounts, in accordance with Section 307 of the Clean Water Act.
- **14. Protected Species Construction Conditions:** The Permittee shall comply with National Marine Fisheries Service's "Protected Species Construction Conditions, NOAA Fisheries Southeast Regional Office" dated May 2021.
- **15. Vessel Strike Avoidance Measures:** The Permittee shall comply with the "Vessel Strike Avoidance Measures and Reporting for Mariners," revised May 2021, for marine turtles and marine mammals.
- **16. Daylight Hours**: All work will occur during daylight hours.
- 17.Supporting Equipment BMPs: All supporting equipment (barges and tow boats) will be shallow draft and will maintain a minimum of 1-foot (ft) of clearance above the existing bottom. Barges will be secured by spudding or mooring only.
- **18. Mitigation Bank Credit Purchase:** Prior to commencement of work, the Permittee shall provide verification to the Corps that 0.01 saltwater forested federal mitigation bank credits have been purchased from the FPL Everglades Phase II Mitigation Bank. The required verification shall reference this project's permit number SAJ-2021-03211 (LOP–JFB).

Instructions for Objecting to Permit Terms and Conditions: This letter is an initial proffered permit for your proposed project/permit application. If you object to certain terms and conditions contained within the permit, you may request that the permit be modified. Enclosed you will find a Notification of Administrative Appeal Options and Process fact sheet and Request for Appeal (RFA) form. If you choose to object to certain terms and conditions of the permit, you must follow the directions provided in Section 1, Part A of the RFA form and submit the completed form to the Palm Beach Gardens Permits Section at the address listed at the bottom of this letter. For an RFA to be accepted by the Corps, the Corps must determine that it is complete and that it has been received within 60 days of the date of the RFA. Should you decide to submit an RFA form, it must be received by the Palm Beach Gardens Permits Section by May 13, 2025.

Should you have any questions regarding this letter, please contact the project manager, Jessica Bedsworth, in writing at the Palm Beach Gardens Permits Section at 4400 PGA Boulevard Suite 500, Palm Beach Gardens, Florida 33410, by telephone at 561-545-3713, or by email at Jessica.F.Bedsworth@usace.army.mil.

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

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

Alisa Zarbo

for: Brandon L. Bowman Colonel, U.S. Army District Commander

Enclosures
DA Permit Enclosures

CC:

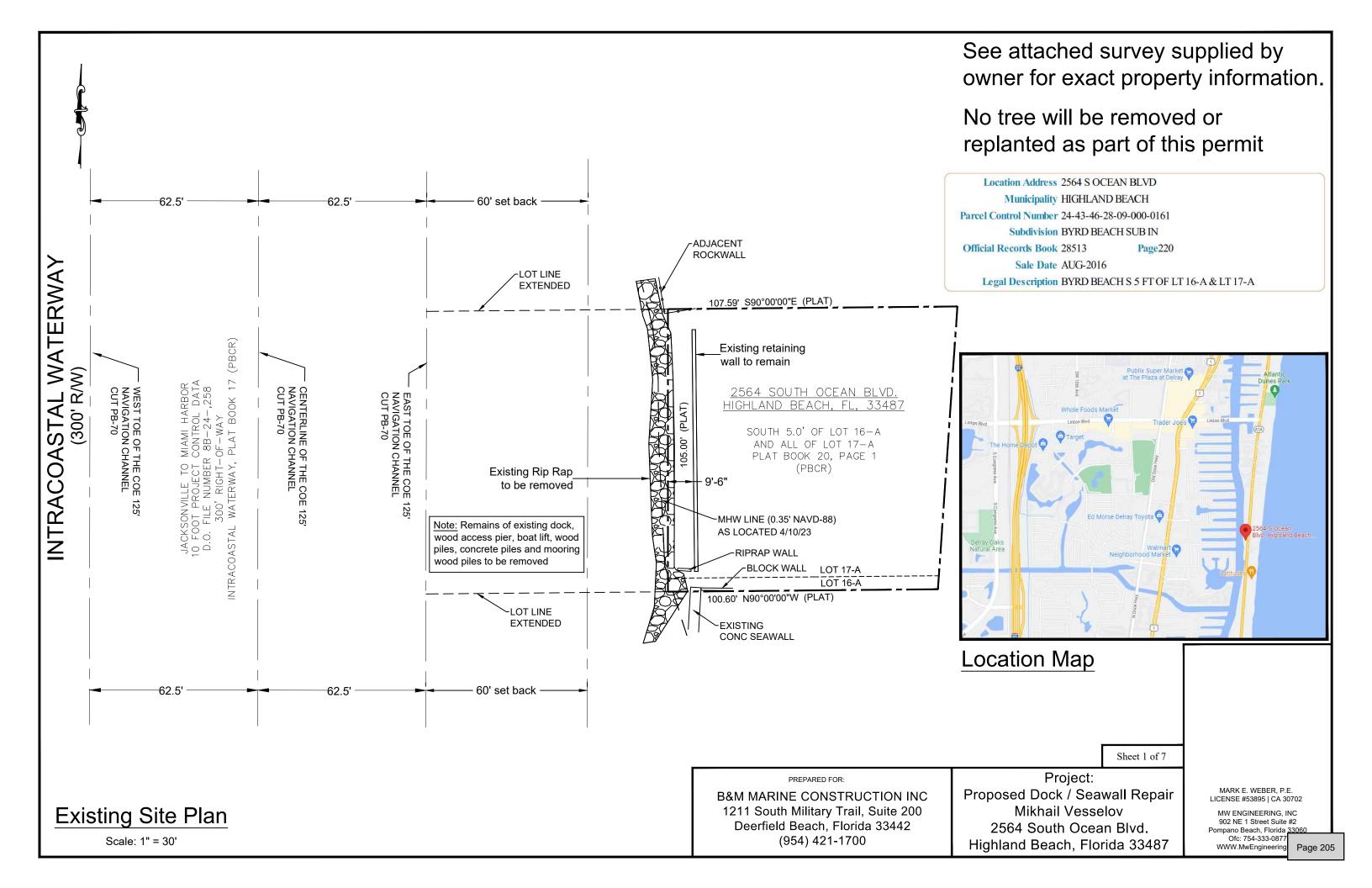
Kathy Cartier, Unlimited Permits Services, Inc. kathyc@unlimitedps.net

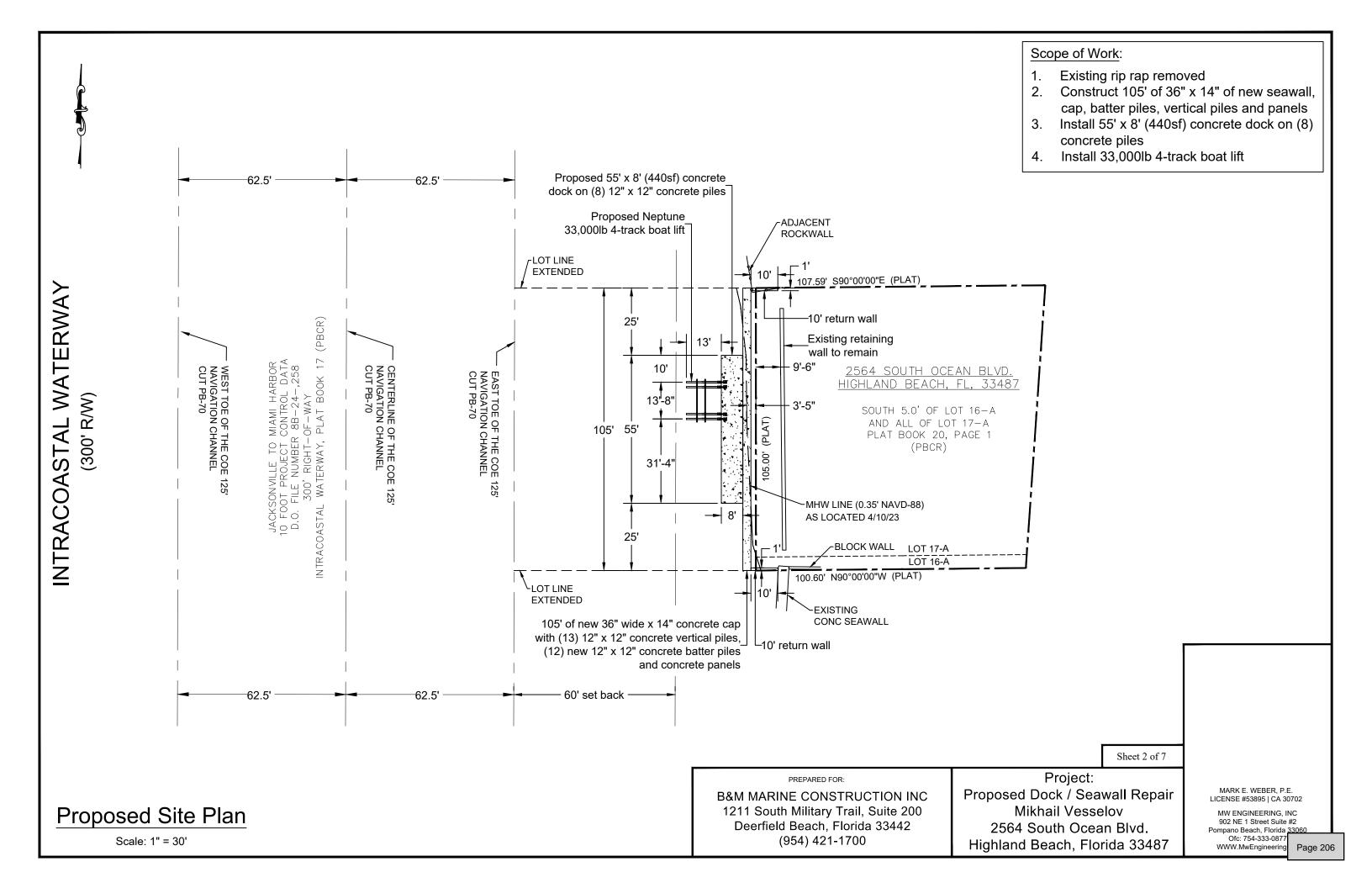
CESAJ-RE-M (Requires a Consent-to-Easement memo) CESAJ-RD-PE (w/ enclosures)

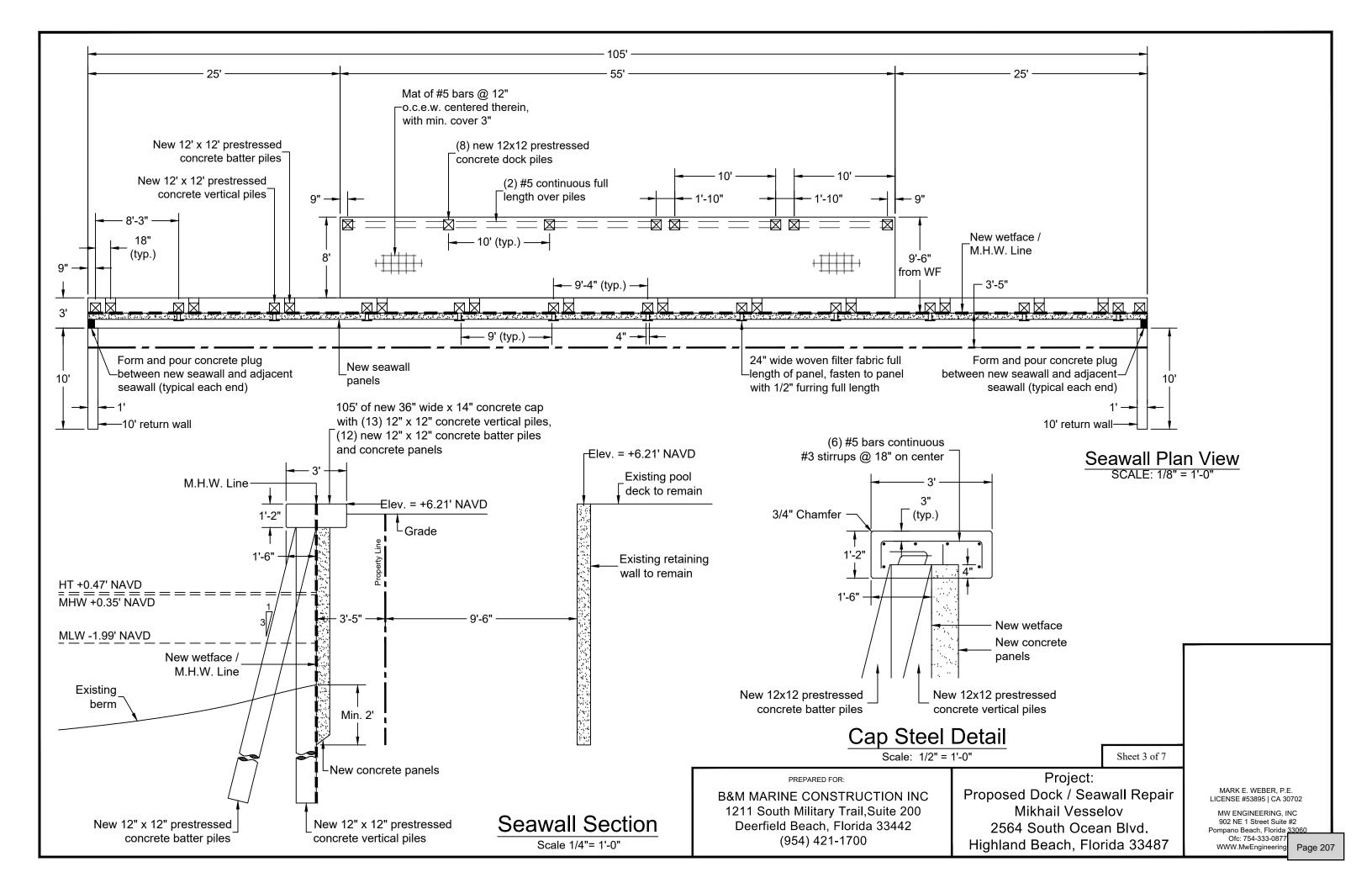
REQUEST PERMIT TRANSFER: PERMIT NUMBER: SAJ-2021-03211 (LP-JFB)

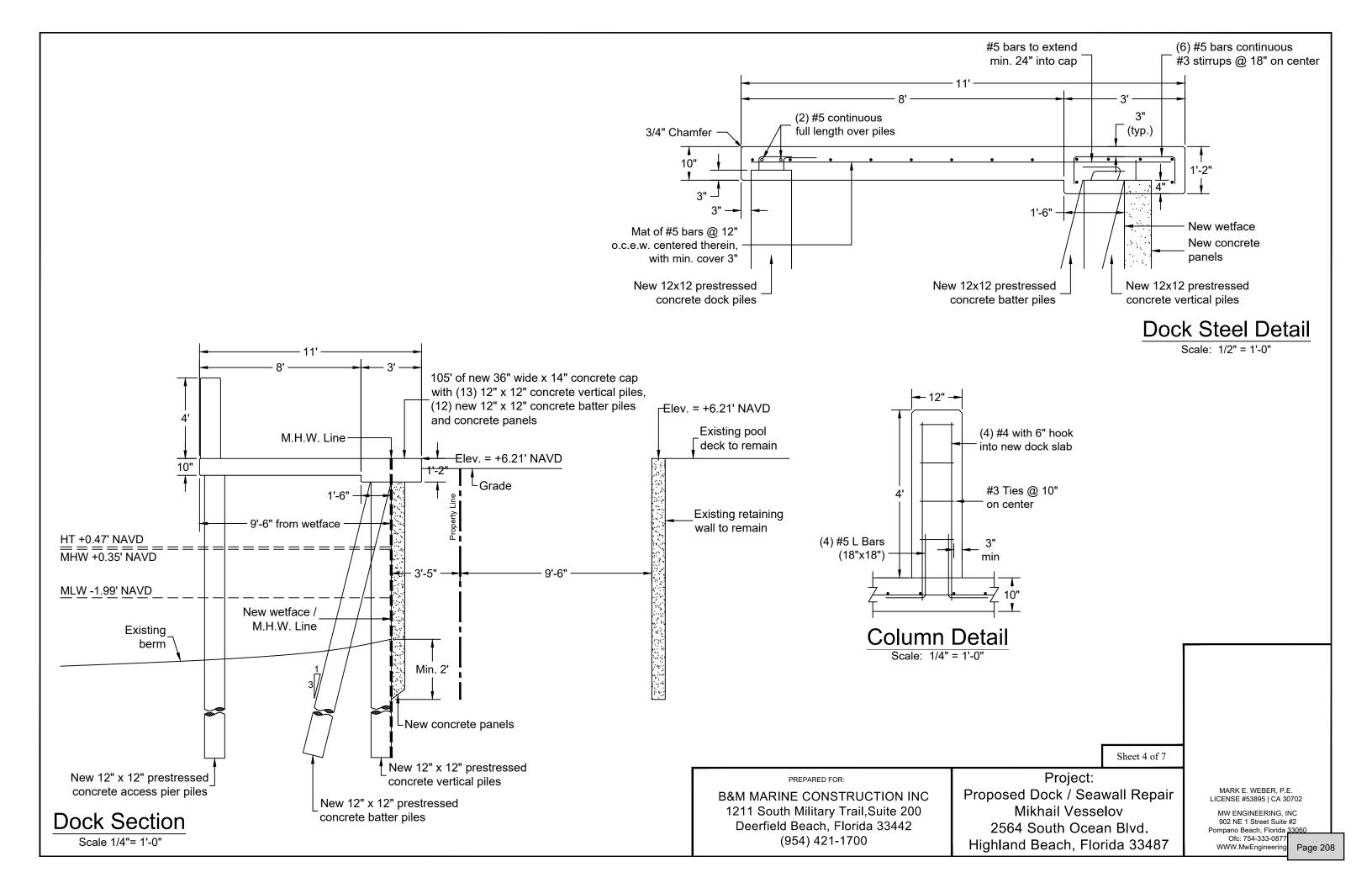
When the structures or work verified by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, the present permittee and the transferee should sign and date below. This document must then be provided to the U.S. Army Corps of Engineers, Regulatory Division, Post Office Box 4970, Jacksonville, Florida 32232-0019.

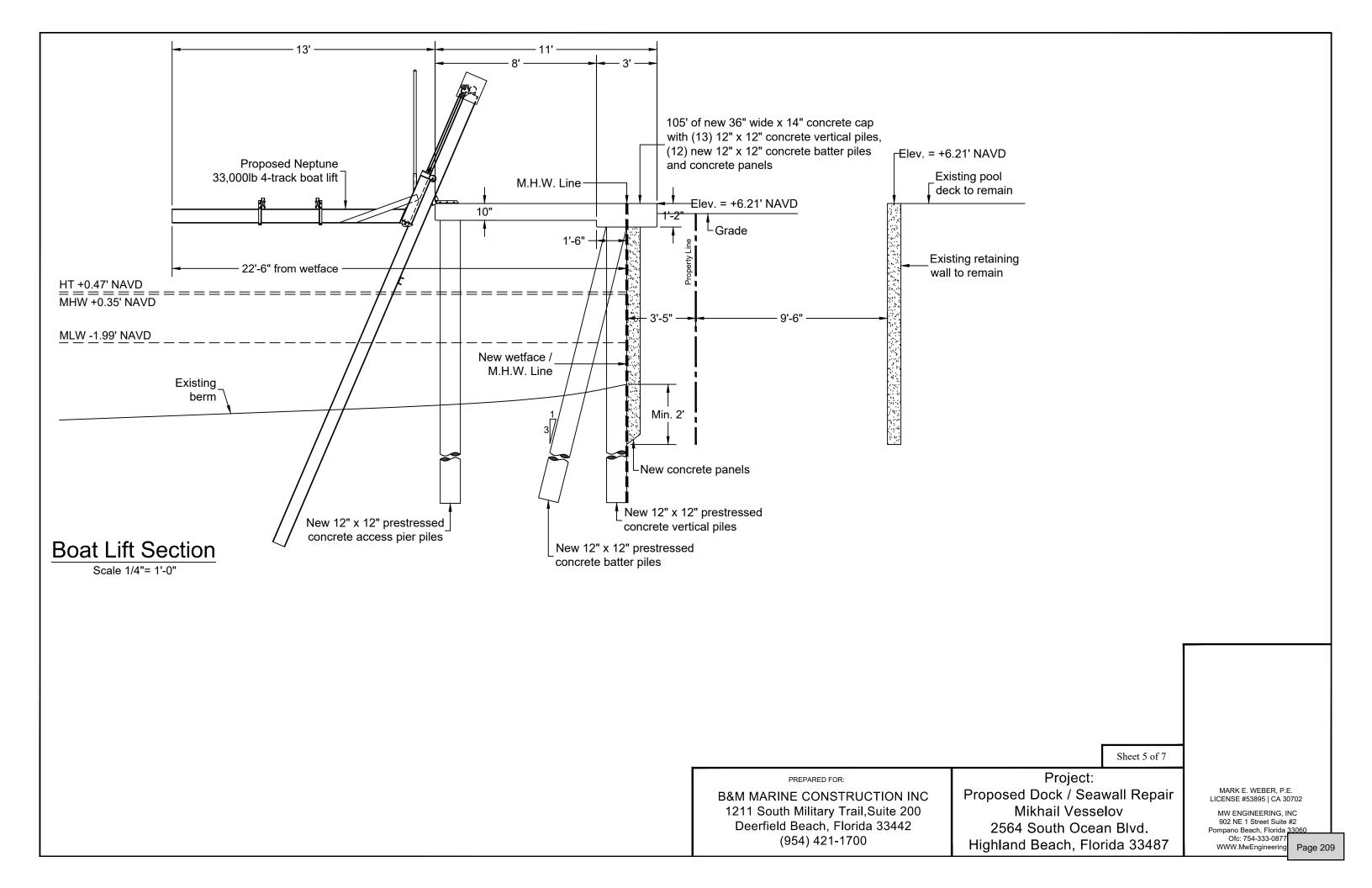
(TRANSFEREE SIGNATURE)	(DATE)
(Name - Printed)	Lot/Block of site
(Street Address)	
(City, State, and Zip Code)	

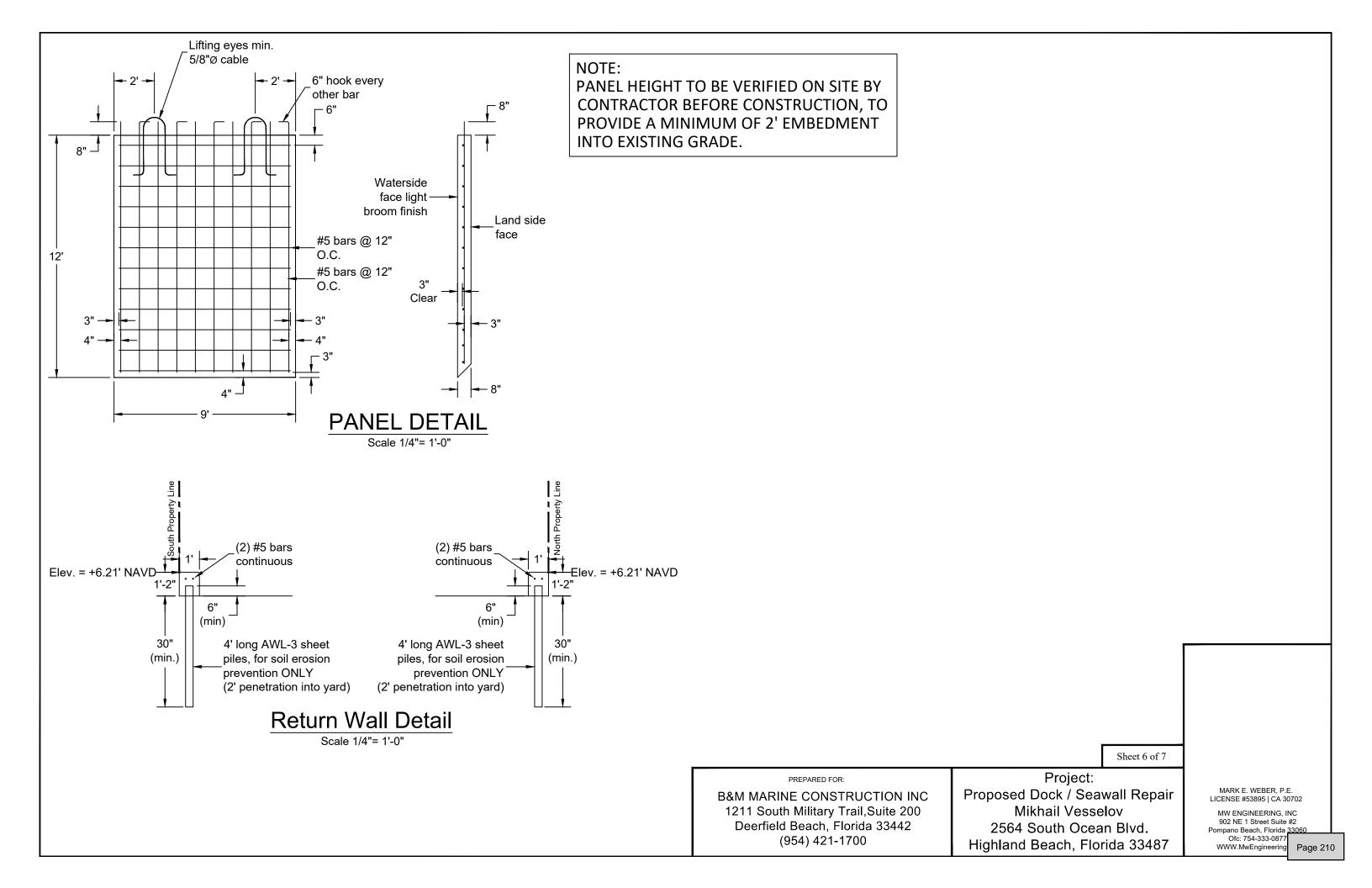












GENERAL NOTES:

- 1. Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
- Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts
 or omissions between existing conditions or the various elements of the working drawing shall be brought to
 the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all
 subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
- 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.
- 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 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
- 2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
- 3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
- 4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
- 5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
- Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
- 7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

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

Sheet 7 of 7

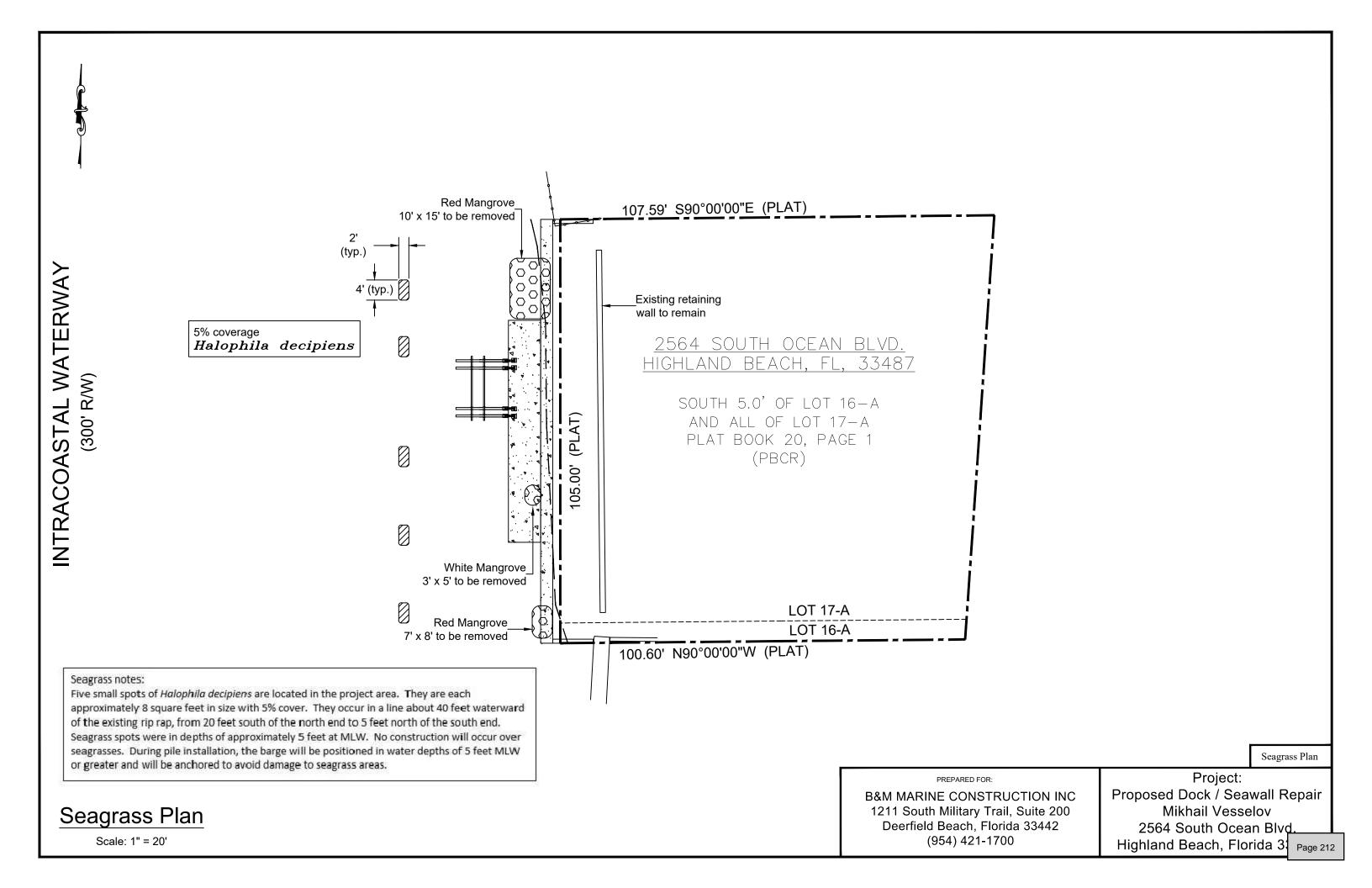
PREPARED FOR:

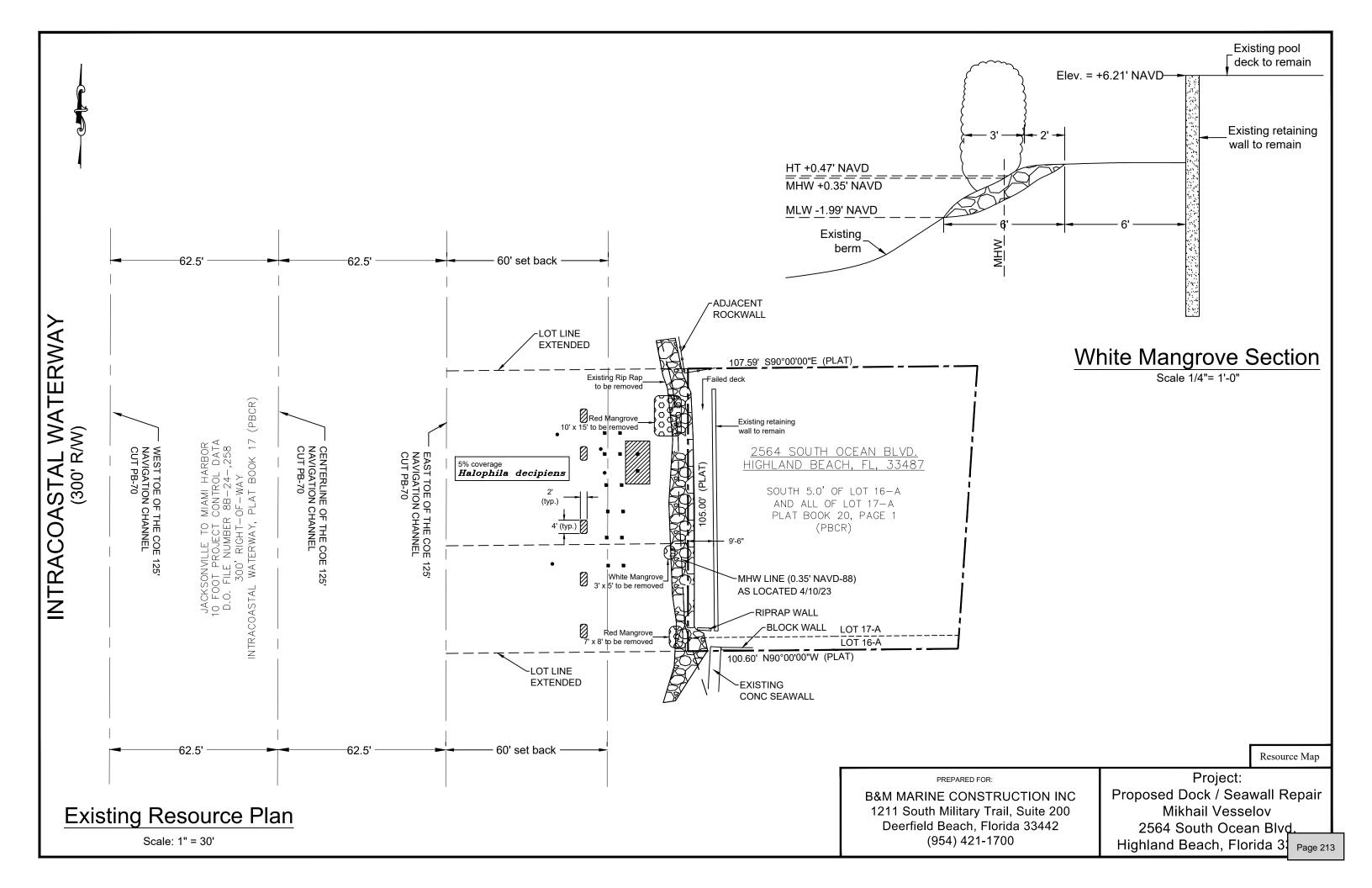
B&M MARINE CONSTRUCTION INC 1211 South Military Trail, Suite 200 Deerfield Beach, Florida 33442 (954) 421-1700 Project:
Proposed Dock / Seawall Repair
Mikhail Vesselov
2564 South Ocean Blvd.
Highland Beach, Florida 33487

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

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

Ofc: 754-333-0877 WWW.MwEngineering Page 211





AS-BUILT CERTIFICATION BY PROFESSIONAL ENGINEER

Submit this form and one set of as-built engineering drawings to the U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019. For electronic mail saj-rd-enforcement@usace.army.mil (not to exceed 15 MB).

 Department of the Army Permit Nun 	nber: SAJ (-)	
2. Permittee Information:		
Name:		
Address:		
3. Project Site Identification (physical le	ocation/address):	
 As-Built Certification: I hereby certif by Special Conditions to the permit, has the Army permit with any deviations no observation, scheduled, and conducted supervision. I have enclosed one set o 	s been accomplished in accordance ted below. This determination is bas d by me or by a project representativ	with the Department of sed upon on-site
Signature of Engineer	Name (<i>Please type</i>)	
(FL, PR, or VI) Reg. Number	Company Name	
City	State	ZIP
(Affix Seal)		
Date	Telephone Number	-

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

Prepared by:		
Permittee:	 	
Address:		
Phone:		

NOTICE OF DEPARTMENT OF THE ARMY PERMIT

TAKE NOTICE the United States	Army Corps of Engineers ((Corps) has issued a permit
or verification SAJ t	o (Permittee) on	, , authorizing
work in navigable waters of the U	nited States in accordance	with Section 10 of the
Rivers and Harbors Act of 1899 (3	33 USC 403) on a parcel of	land known as Folio/Parcel
ID:		located at
address, in Section , Towns	ship south or north, l	Range east or west,
City, county name County, Florida	a.	_

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

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

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

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

Conflict Between Notice and Permit

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

This Notice is Not an Encumbrance

My Commission Expires

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

Release This Notice may not be released or removed from the public records without the prior written consent of the Corps.				
This Notice of Authorization is e	recuted on this day of This document is being submitted for recordation			
in the Public Records of the authorization SAJ-	This document is being submitted for recordation County, Florida as part of the requirement imposed by issued by Corps.			
	Permittee:			
	Address:			
	Phone:			
STATE OF FLORIDA COUNTY OF				
The foregoing instrument was a, 20, me or has produced	knowledged before me thisday of by, who is personally known to as identification.			
(seal)	Notary Public			
	Print			

APPLICATION FOR CONSENT TO CROSS U.S. GOVERNMENT EASEMENT

APPLICATION IS MADE for a Department of the Army Consent to Easement to construct, maintain, control, operate and repair a (state type of structure)			
in the United States of America as show map with legal description/construction	, under, across, in, or upon the Easement vested wn on the attached [include boundary survey plans and specifications of project], and situated nge East, County of, Florida.		
Names and Mailing Addresses of Reco	ord Owners:		
Physical Address (location of project wo	ork):		
Email Address			
constructed or situated in a manner last to change in status, condition, or place Unauthorized structures include, but are buildings, swimming pools, patios, outb and gas wells, boat ramps and seawall as defined in CFR Title 36, Section 327 to possible removal and enforcement at The undersigned agrees that constructi application shall not begin until the Conherein applied for, shall have been grant.	structures affixed to the land or otherwise ting or meant to last indefinitely and not expected are not permitted within the U.S. Easement. e not limited to, residential and commercial wildings, fences, gazebos, satellite dishes, oil enclosures of docking areas or other structures 7.20. Noncompliance may subject the Applicant ction. Ion of the facility or structure involved in this isent to Cross U.S. Government Easement, inted and appropriate rights shall have been incumbrances of the underlying fee in the land		
Property Owner(s) Name (Print)	Property Owner(s) Name (Print)		
(Signature)	(Signature)		
DATE:			
RETURN TO: US Army Corps of Engir ATTN: Real Estate Divis P.O. Box 4970 Jacksonville, FL 32232-0	sion		

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

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

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

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



1-888-404-FWCC(3922)

cell *FWC or #FWC



PROTECTED SPECIES CONSTRUCTION CONDITIONS, NOAA FISHERIES SOUTHEAST REGIONAL OFFICE

The action agency and any permittee shall comply with the following construction conditions for protected species under the jurisdiction of NOAA Fisheries Southeast Regional Office (SERO) Protected Resources Division (PRD):¹

Protected Species Sightings—The action agency and any permittee shall ensure that all personnel associated with the project are instructed about the potential presence of species protected under the Endangered Species Act (ESA) and the Marine Mammal Protection Act (MMPA). All on-site project personnel are responsible for observing water-related activities for the presence of protected species. All personnel shall be advised that there are civil and criminal penalties for harming, harassing, or killing listed species and all marine mammals. To determine which protected species and critical habitat may be found in the transit area, please review the relevant marine mammal and ESA-listed species at Find A Species (https://www.fisheries.noaa.gov/find-species) and the consultation documents that have been completed for the project.

- 1. **Equipment**—Turbidity curtains, if used, shall be made of material in which protected species cannot become entangled and be regularly monitored to avoid protected species entrapment. All turbidity curtains and other in-water equipment shall be properly secured with materials that reduce the risk of protected species entanglement and entrapment.
 - a. In-water lines (rope, chain, and cable, including the lines to secure turbidity curtains) shall be stiff, taut, and non-looping. Examples of such lines are heavy metal chains or heavy cables that do not readily loop and tangle. Flexible in-water lines, such as nylon rope or any lines that could loop or tangle, shall be enclosed in a plastic or rubber sleeve/tube to add rigidity and prevent the line from looping and tangling. In all instances, no excess line shall be allowed in the water. All anchoring shall be in areas free from hardbottom and seagrass.
 - b. Turbidity curtains and other in-water equipment shall be placed in a manner that does not entrap protected species within the project area and minimizes the extent and duration of their exclusion from the project area.
 - c. Turbidity barriers shall be positioned in a way that minimizes the extent and duration of protected species exclusion from important habitat (e.g. critical habitat, hardbottom, seagrass) in the project area.
- 2. **Operations**—For construction work that is generally stationary (e.g., barge-mounted equipment dredging a berth or section of river, or shore-based equipment extending into the water):
 - a. Operations of moving equipment shall cease if a protected species is observed within 150 feet of operations.

¹ Manatees are managed under the jurisdiction of the U.S. Fish and Wildlife Service.

- b. Activities shall not resume until the protected species has departed the project area of its own volition (e.g., species was observed departing or 20 minutes have passed since the animal was last seen in the area).
- 3. **Vessels**—For projects requiring vessels, the action agency, and any permittee shall ensure conditions in the Vessel Strike Avoidance Measures are implemented as part of the project/permit issuance (https://www.fisheries.noaa.gov/southeast/consultations/regulations-policies-and-guidance).
- 4. **Consultation Reporting Requirements**—Any interaction with a protected species shall be reported immediately to NOAA Fisheries SERO PRD and the local authorized stranding/rescue organization.

To report to NOAA Fisheries SERO PRD, send an email to takereport.nmfsser@noaa.gov. Please include the species involved, the circumstances of the interaction, the fate and disposition of the species involved, photos (if available), and contact information for the person who can provide additional details if requested. Please include the project's Environmental Consultation Organizer (ECO) number and project title in the subject line of email reports.

To report the interaction to the local stranding/rescue organization, please see the following website for the most up to date information for reporting sick, injured, or dead protected species:

Reporting Violations—To report an ESA or MMPA violation, call the NOAA Fisheries Enforcement Hotline. This hotline is available 24 hours a day, 7 days week for anyone in the United States.

NOAA Fisheries Enforcement Hotline (800) 853-1964

5. **Additional Conditions**—Any special construction conditions, required of your specific project, outside these general conditions, if applicable, will be addressed in the project consultation and must also be complied with.

2

For additional information, please contact NOAA Fisheries SERO PRD at:

NOAA Fisheries Service Southeast Regional Office 263 13th Avenue South St. Petersburg, Florida 33701

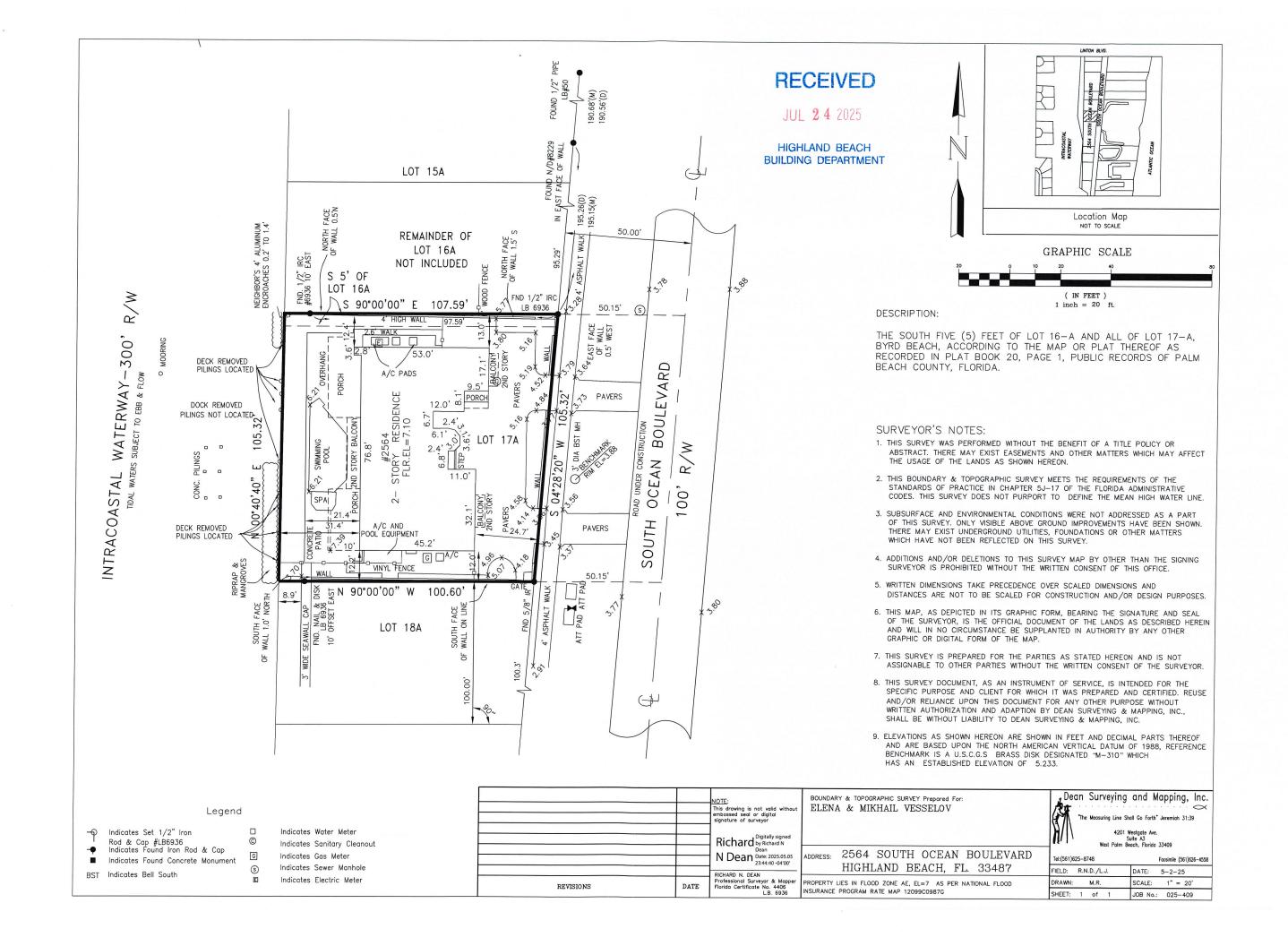
Tel: (727) 824-5312

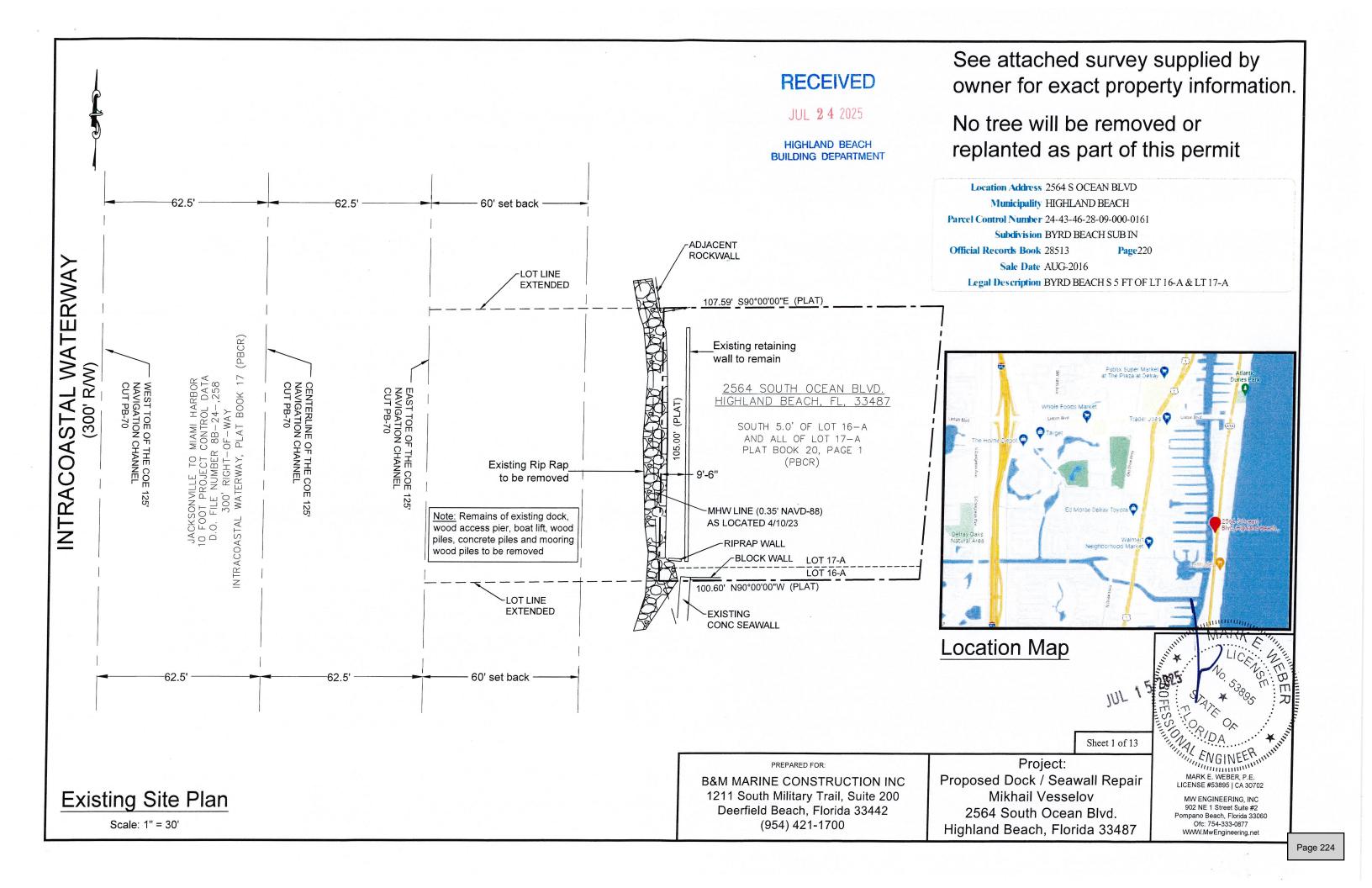
Visit us on the web at Protected Marine Life in the Southeast

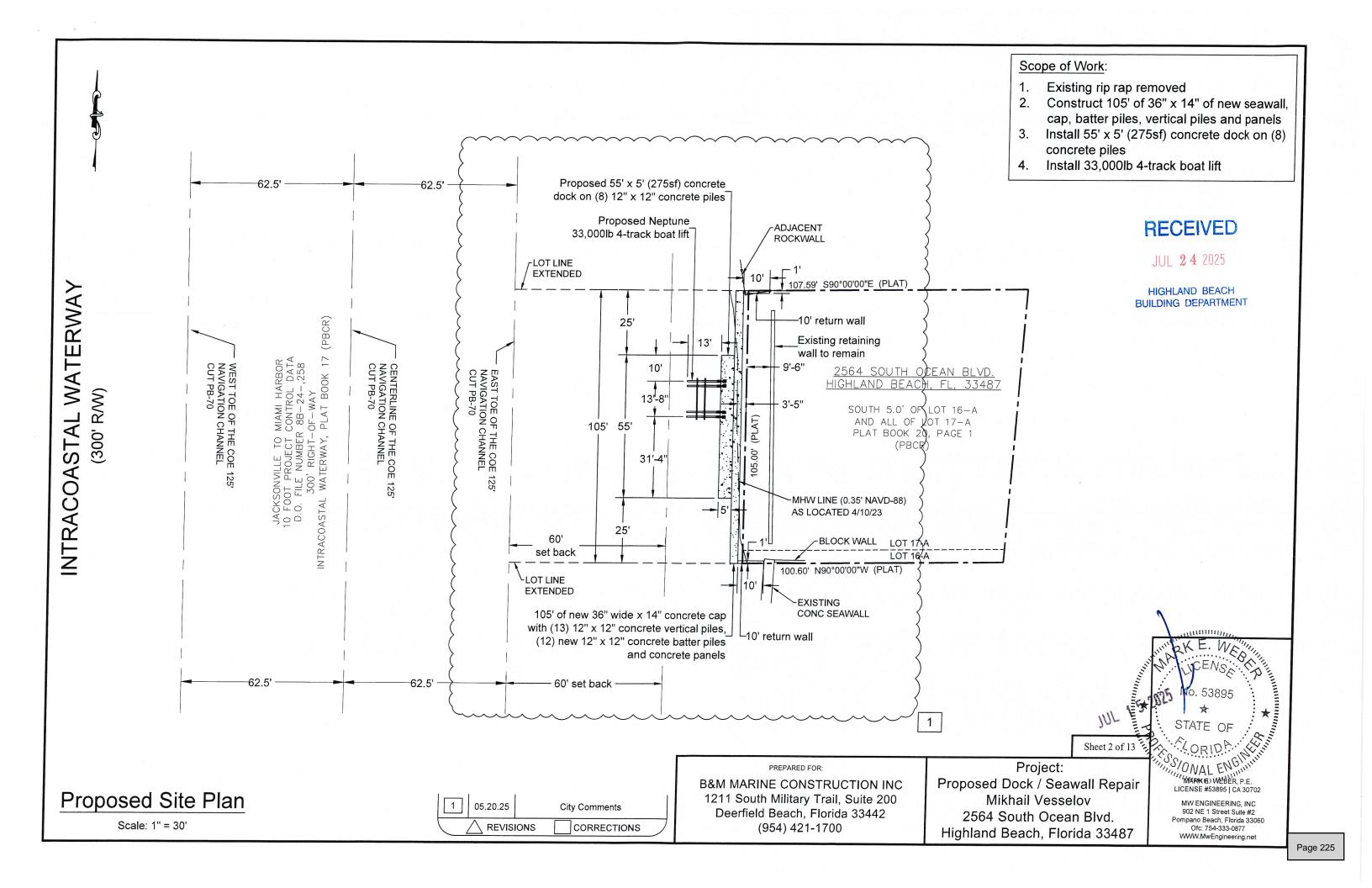
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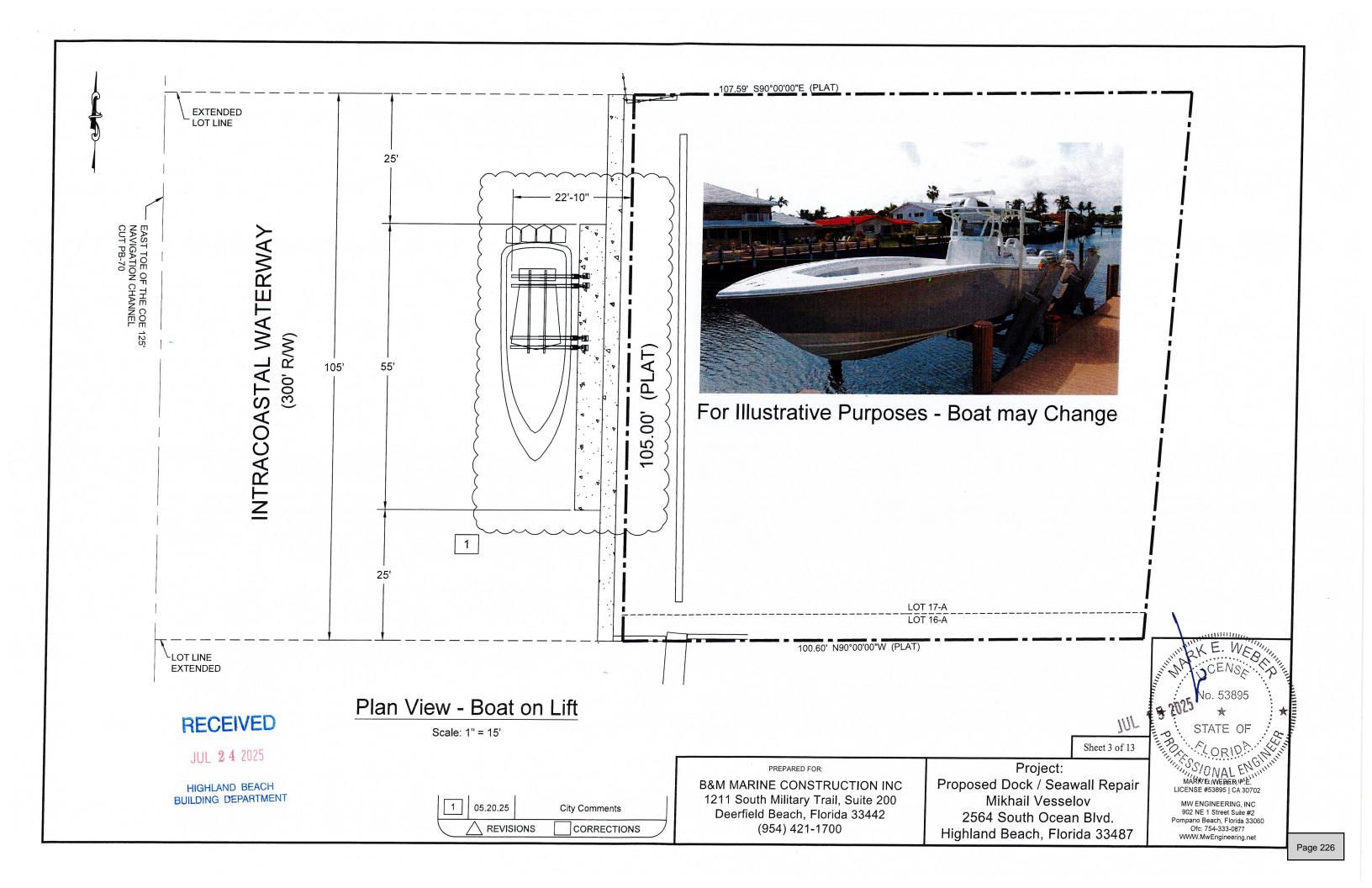
Revised: May 2021

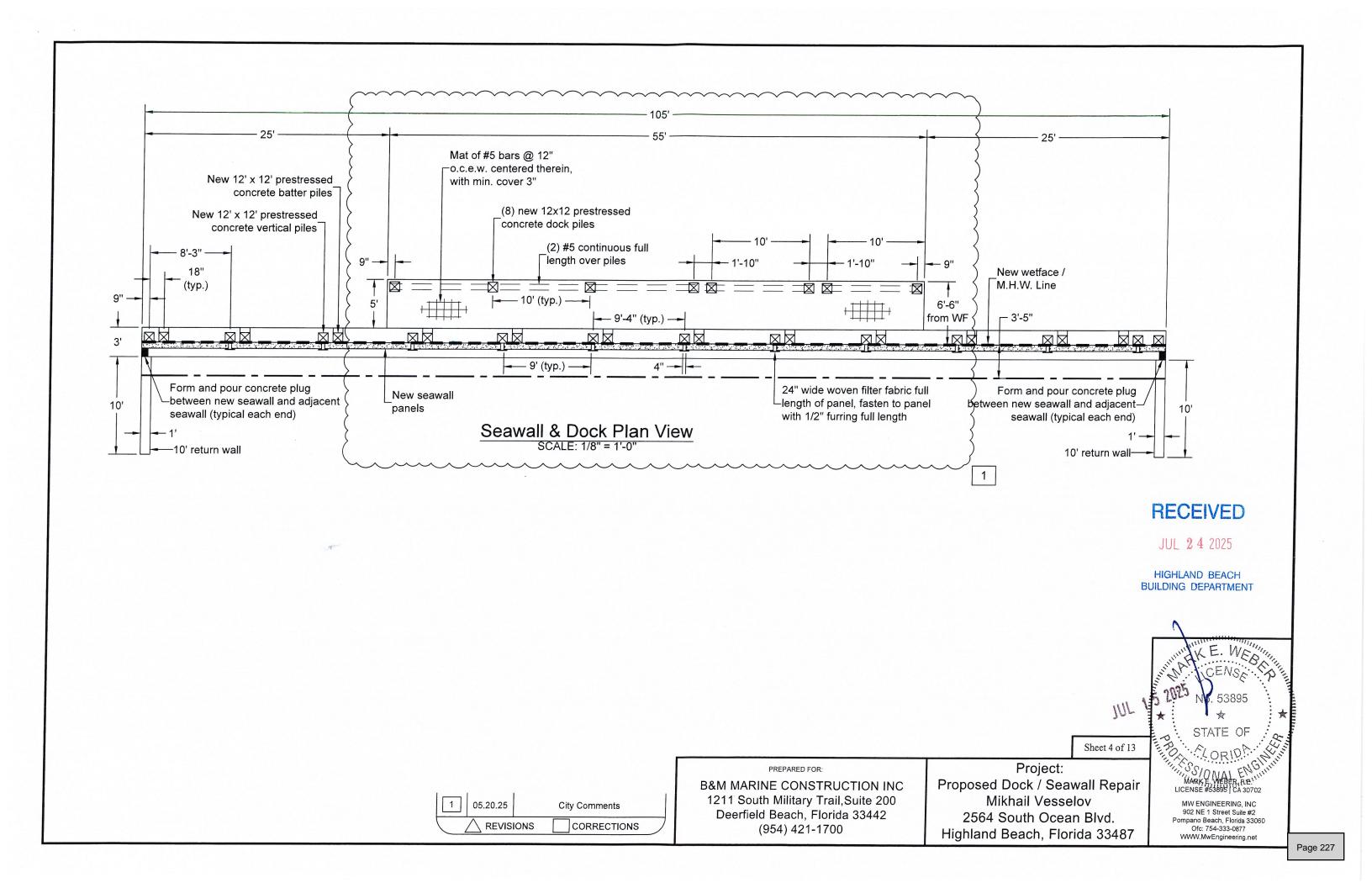
Page 222

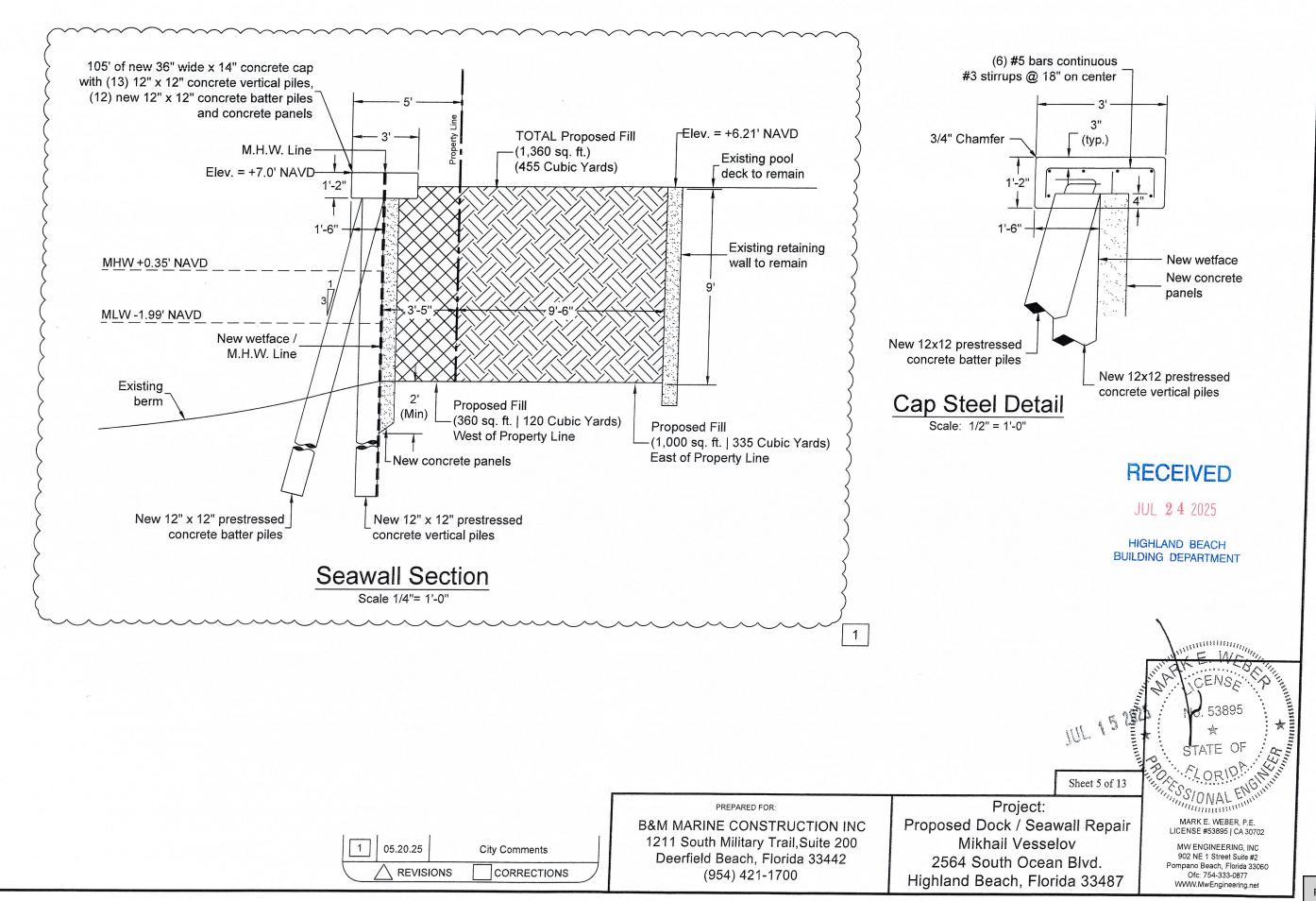


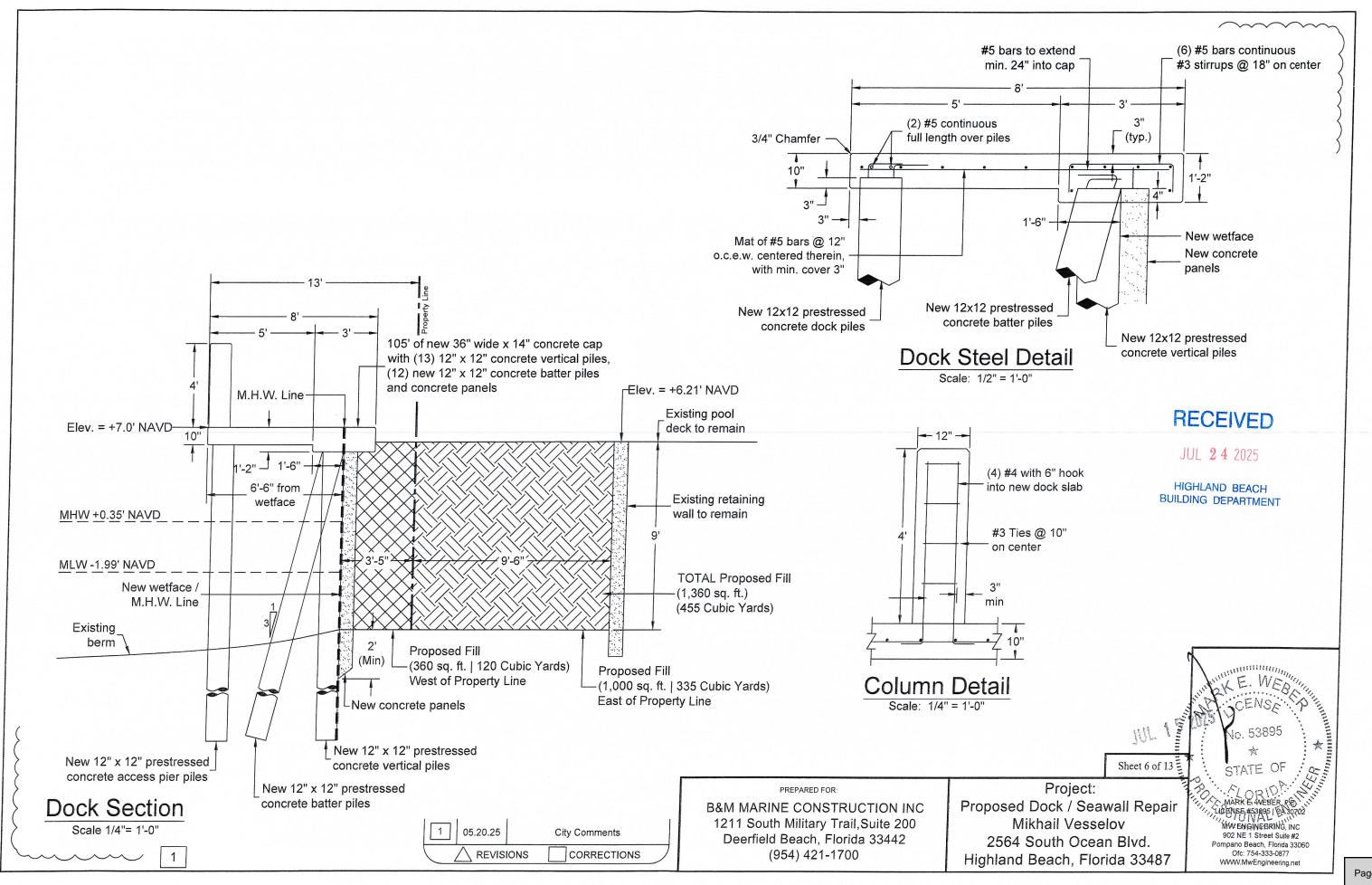


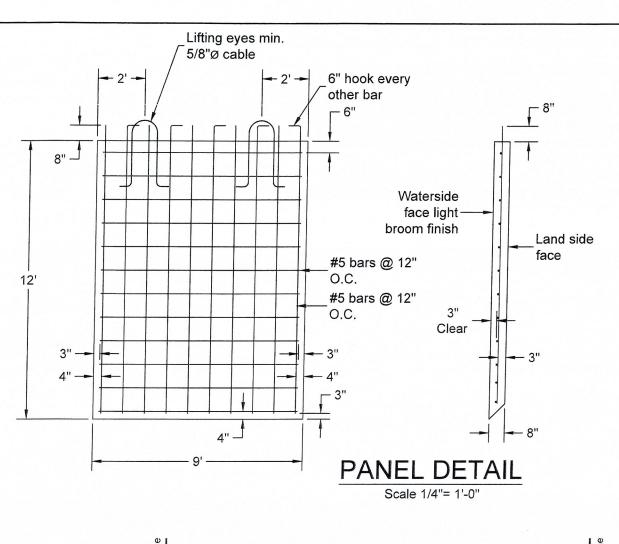












NOTE:

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

PREPARED FOR:

1211 South Military Trail, Suite 200

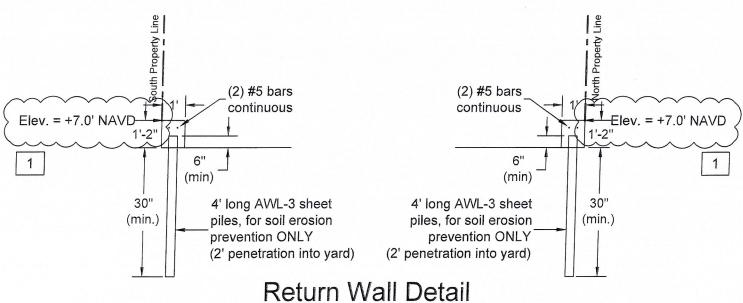
Deerfield Beach, Florida 33442

(954) 421-1700

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HIGHLAND BEACH BUILDING DEPARTMENT



Scale 1/4"= 1'-0"

05.20.25

REVISIONS

City Comments

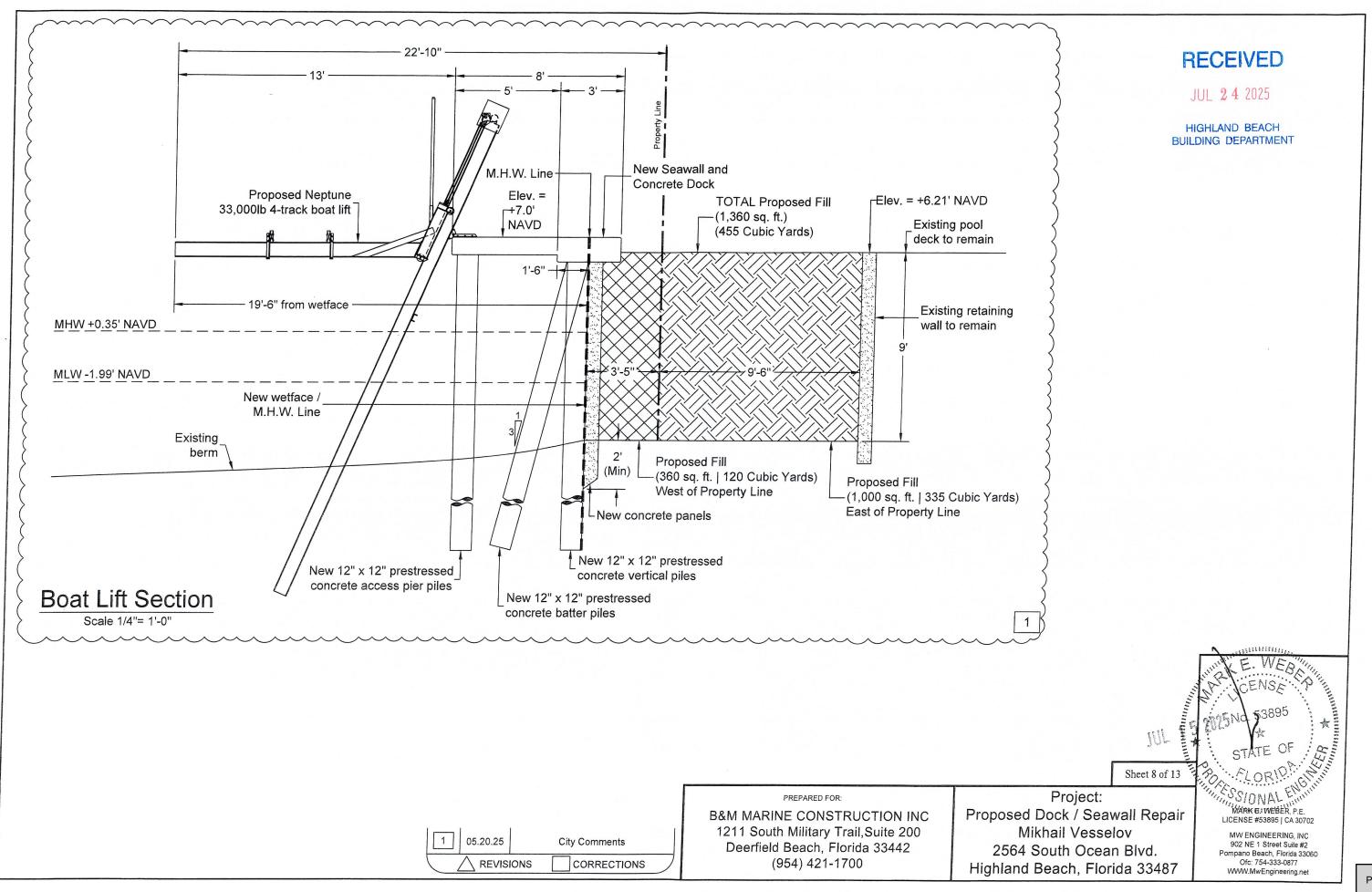
CORRECTIONS

Project:

Proposed Dock / Seawall Repair **B&M MARINE CONSTRUCTION INC** Mikhail Vesselov 2564 South Ocean Blvd. Highland Beach, Florida 33487

Sheet 7 of 13 MARK E. WEBER, P.E. LICENSE #53895 | CA 30702 MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060 Ofc: 754-333-0877 WWW.MwEngineering.net

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BOAT 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 minimum seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted.

05.20.25

REVISIONS

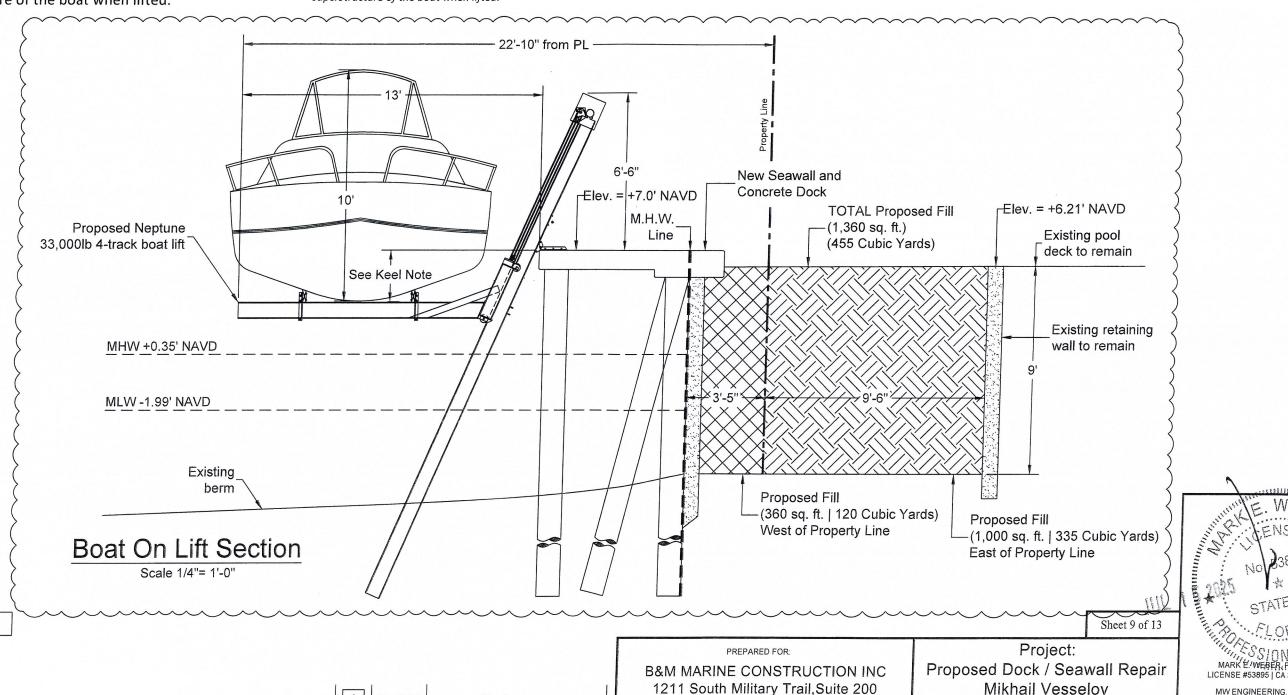
City Comments

CORRECTIONS

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HIGHLAND BEACH BUILDING DEPARTMENT



Deerfield Beach, Florida 33442

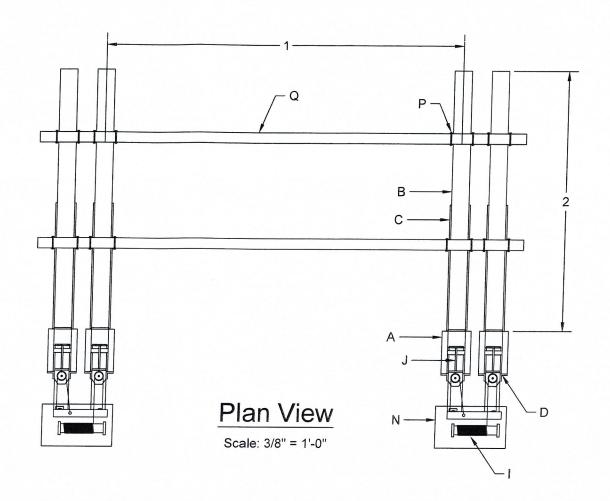
(954) 421-1700

Mikhail Vesselov 2564 South Ocean Blvd. Highland Beach, Florida 33487 MARK E/WEBER, R.B.1111 LICENSE #53895 | CA 30702

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

	Components		
	Lift Capacity (In Pounds)	33,000	
Α	Carriage Boom (2 Required per Lift Arm)	AS C 12"x7.4x60"	
В	Cradle Arm	AA I 12"x11.7	
С	Gusset Plate (2 Required per Lift Arm)	½"x6" Flat Bar	
D	Upper Carriage Angle (2 Required per Lift Arm)	³ / ₈ "x3"x4" Angle	
Ε	Lower Carriage Angle (2 Required per Lift Arm)	³ / ₈ "x4"x6" Angle	
F	Pulley Plate (2 Required per Lift Arm)	½"x8" Flat Bar	
G	Upper Guide Wheel (4 Required per Lift Arm)	6" Diameter	
Н	Lower Guide Wheel (1 Required per Lift Arm)	6" Diameter	
I	Cable Size (Stainless Steel)	7/16" Diameter 7x19 SS 304	
J	Guide Track	AA I 12"x11.7	
K	Guide Track To Guide Track Brace	AA CS 6"x2.8	
L	Attachment Bracket	(1) $\frac{3}{8}$ "x3"x3" Angle and (1) $\frac{3}{8}$ "x3"x4" Angle Welded Together with Welded $\frac{1}{2}$ " Thick Inner Plate	
M	Track Mount Connector (2 Required per Lift Arm)	½"x3"x6" Angle & ¾" Bolts	
Ν	Motor Size (Horse Power/Voltage)	Aluminum Housing	
0	Guide Post Socket	3" Diameter Schedule 80 Pipe	
Р	Bunk Bracket Support (2 Each Side of Lift Arm)	¹ / ₄ "x2"x2"	
Q	Bunk Boards**	3"x12" Pressure Treated Southern Yellow Pine #1	

^{**} Placement of bunk boards depends on beam of boat



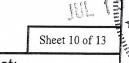
D	Dimensions		
Lift Capacity (In Pounds)		33,000	
Dimension Mark	1	10'	
	2	12.5'	
	3	-	
	4	6'	
	5**	1'-6"	
	6	-	
	7	-	
	8	70"	
	9	38"	

** Placement of bunk boards depends on beam of boat

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HIGHLAND BEACH BUILDING DEPARTMENT



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

Proposed I

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PREPARED FOR:

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

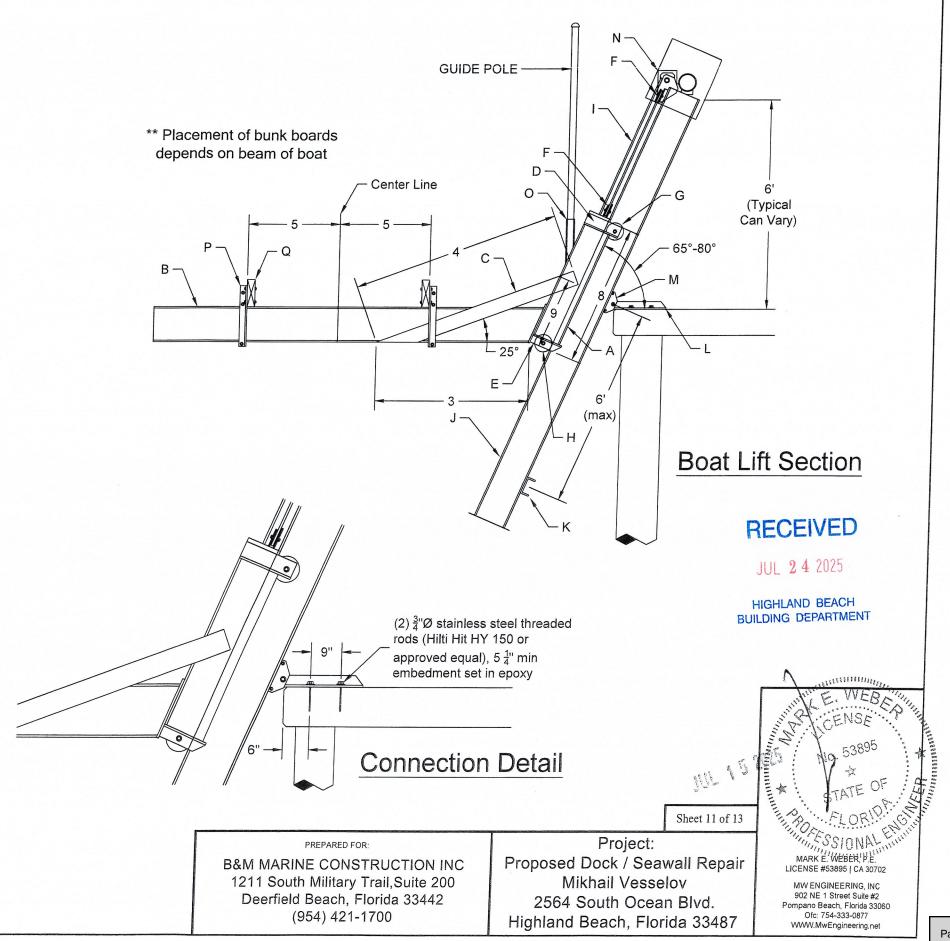
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MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060
Ofc: 754-333-0877
WWW.MwEngineering.net

Page 233

	Components		
	Lift Capacity (In Pounds)	33,000	
Α	Carriage Boom (2 Required per Lift Arm)	AS C 12"x7.4x60"	
В	Cradle Arm	AA I 12"x11.7	
С	Gusset Plate (2 Required per Lift Arm)	½"x6" Flat Bar	
D	Upper Carriage Angle (2 Required per Lift Arm)	₈ "x3"x4" Angle	
Е	Lower Carriage Angle (2 Required per Lift Arm)	³ ਵ"x4"x6" Angle	
F	Pulley Plate (2 Required per Lift Arm)	½"x8" Flat Bar	
G	Upper Guide Wheel (4 Required per Lift Arm)	6" Diameter	
Н	Lower Guide Wheel (1 Required per Lift Arm)	6" Diameter	
	Cable Size (Stainless Steel)	7/16" Diameter 7x19 SS 304	
J	Guide Track	AA I 12"x11.7	
K	Guide Track To Guide Track Brace	AA CS 6"x2.8	
L	Attachment Bracket	(1) $\frac{3}{8}$ "x3"x3" Angle and (1) $\frac{3}{8}$ "x3"x4" Angle Welded Together with Welded $\frac{1}{2}$ " Thick Inner Plate	
М	Track Mount Connector (2 Required per Lift Arm)	½"x3"x6" Angle & ¾" Bolts	
N	Motor Size (Horse Power/Voltage)	Aluminum Housing	
0	Guide Post Socket	3" Diameter Schedule 80 Pipe	
Р	Bunk Bracket Support (2 Each Side of Lift Arm)	¹ / ₄ "x2"x2"	
Q	Bunk Boards**	3"x12" Pressure Treated Southern Yellow Pine #1	

^{**} Placement of bunk boards depends on beam of boat



Boat Lift Notes:

- Design in accordance with Florida Building Code, 8th Edition (2023).
- This lifting structure has been designed to withstand wind loads associated with speeds of V (ult) = 180 MPH, (3 Second Gust) Exposure 'D' without a boat on the lift per ASCE 7-22 using above ground sign/wall method. The lifting structure including boat has been designed to withstand wind speeds of V (sustained) = 73 MPH, remove boat when winds approach this speed or for any named storm event. Boat shall not be stored on lift during high wind events.
- Do not scale drawings for dimensions. Licensed Contractor to verify location of existing utilities prior to commencing work. The Licensed contractor shall install and remove all shoring and bracing as required for the proper installation of the work. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
- Aluminum: Material 6061 T6 Aluminum, all welds are minimum full fillet weld using 5556 filler 14 full fillet weld using 5556 filler alloy, all welding must conform to AISC steel construction manual currently adopted edition as inspected and verified by others. The contractor is responsible for insulating aluminum members from dissimilar metals to prevent electrolysis. Aluminum members in contact with concrete and wood shall be protected by "Koppers Bituminous Paint" or Polyethylene Tape UHMW (ultra-high molecular weight). 11.7 mils (0.30 mm) min. total thickness in accordance with current Florida Building Code.
- All anchors to be Hilti Brand or Approved Equal. All bolts shall be hot dipped galvanized or stainless steel & meet the
 requirements of ASTM A304 with hardened washers and hex nuts. Washers shall be used between wood & bolt head &
 between wood & nut. Where generic fasteners are labeled, capacities shall be equal to or greater than Hilti Kwik Bolt II or
 Red Head thru bolts SAE Grade 5 or better. Embedment depths specified herein are depths into solid substrate and do not
 included thickness of other finishes.
- MW Engineering Inc. has no control of the manufacturing, performance, or installation of this product. These generic plans
 were engineered in accordance with accepted engineering practices and data provided by the manufacturer. Use of this
 specification by contractor and permit holder Et al. indemnifies and saves harmless the engineer for all costs and damages
 from material fabrication, system erection, and construction practices beyond that which is called for by codes and from
 deviations from this design. Intellectual property of MW Engineering, Inc. All rights reserved. No part of this publication may
 be reproduced without prior written authorization.
- Piles shall be driven to minimum allowable bearing capacity of 10 tons minimum 8-foot or refusal and sufficiently penetrated sand or rock strata in pre-drilled or punched holes to support lift capacity, weight and loads. Each pile to carry commensurate load (Factor of Safety of 2). Sub-surface conditions can vary greatly.
- The contractor of record shall verify pile type, installation, and driving in compliance with FBC 8th ED (2023). Wood piles shall be a minimum diameter of 8", Miami Dade County requires minimum diameter of 12", 2.5 lb. ACQ treated in accordance with Florida Building Code. Concrete piles shall be 12" x 12" square, attain 6000 psi compressive strength in 28 days and shall be reinforced with four 7 /16" diameter lo-lax strands, 270 kips, and 5 ga. spiral ties.
- Pilings described herein are considered to be part of the host structure and are not part of this certification. The pilings and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor of record. No warranty, either express or implied is contained herein.

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HIGHLAND BEACH BUILDING DEPARTMENT

16

Sheet 12 of 13

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

PREPARED FOR:

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

IT

MARKET WEBER, P.E.

LICENSE #58895 | CAJO702.

MW ENGINEERING, INC

902 NE 1 Street Suite #2

Pompano Beach, Florida 333060

Ofc: 754-333-0877

WWW.MwEngineering.net

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.
- 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.
- Concrete cover shall be 3" unless otherwise noted on the approved drawings.
- 5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
- 6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
- 7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.

PILE NOTES:

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

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JUL 2 4 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

Sheet 13 of 13

PREPARED FOR:

B&M MARINE CONSTRUCTION INC 1211 South Military Trail, Suite 200 Deerfield Beach, Florida 33442 (954) 421-1700 Project:
Proposed Dock / Seawall Repair
Mikhail Vesselov
2564 South Ocean Blvd.
Highland Beach, Florida 33487

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

MW ENGINEERING, INC 902 NE 1 Street Suite #2 Pompano Beach, Florida 33060 Ofc: 754-333-0877 WWW.MwEngineering.net Town of Highland Beach Town Commission Development Order (PB) Application No. PZ-25-28



Applicant: Elana & Mikal Vesselov / William Thomas

Property Address: 2564 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-25-28 for the property located at 2564 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 2564 S. Ocean Blvd., Highland Beach, Florida 33487.

The mailings consisted of 33 notices that were sent first class mail and 00 notices that were sent by International Mail.

This 30th day of July 2025.

Highland Beach Town Clerk's Office

Aclim Dellar

Jaclyn DeHart

Deputy Town Clerk



TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING APPLICATION NO. PZ-25-28

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, August 14, 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., 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.

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: 08/04/2025 8:55 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-25-28 2564 S. Ocean Blvd.pdf
- •

signature.png

Signature of Affiant

Signature of Notary Public

LANELDA GASKINS
Notary Public - State of Florida
Commission # HH 693765
My Comm. Expires Jul 26, 2029
Bonded through National Notary Assn.

Notary Stamp

Highland Beach Legal Notice Submission

Highland Beach Legal Notice

08/04/2025 8:55 AM (EDT)

Submitted by Jaclyn Dehart (jdehart@highlandbeach.us)

Legal Notice	
Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	Planning Board Meeting August 14, 2025 Application No. PZ-25-28
Publish Date	08/04/2025
Publish Time	8:53 AM (EDT)
Description	TOWN OF HIGHLAND BEACH NOTICE OF PUBLIC HEARING
	YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, August 14, 2025, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:
	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.
	APPLICANT: ELENA & MIKHAIL VESSELOV
	The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.
	Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record. In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are
	hearing or speech impaired, please contact the Florida Relay Service at 1-800- 955-8770 or 1-800-955-8771.
	For additional information, please contact the Town Planner at (561) 278-4540. TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT
Attach Files (Optional)	AD_PB PZ-25-28 2564 S. Ocean Blvd.pdf
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	No

Signature

