

AGENDA

PLANNING BOARD REGULAR MEETING



Thursday, June 12, 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. May 08, 2025

7. **UNFINISHED BUSINESS**

A. None

8. **NEW BUSINESS**

A. Development Order Application No. PZ-25-22 / Highland House Home Owners Association, INC.

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 1,000 square foot dock for the properties located at 1107, 1109, and 1111 Russell Drive.

B. Development Order Application No. PZ- 25-24 / Daniel Edwards

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 450 square foot dock for the property located at 4306 South Ocean Boulevard.

C. Development Order Application No. PZ- 25-27 / Gail Palestrini

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 200 square foot dock for the property located at 4301 Tranquility Drive.

9. ANNOUNCEMENTS

June 17, 2025	1:30 PM	Town Commission Meeting
June 24, 2025	11:00 AM	Financial Advisory Board Meeting
July 08, 2025	1:00 PM	Special Magistrate Hearing
July 10, 2025	9:30 AM	Planning Board 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. May 08, 2025

DRAFT



TOWN OF HIGHLAND BEACH TOWN PLANNING BOARD REGULAR MEETING MINUTES

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

Date: May 08, 2025
Time: 9:30 AM

1. CALL TO ORDER

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

2. ROLL CALL

Board Member Evalyn David
Board Member Eve Rosen
Board Member David Powell
Board Member Roger Brown
Board Vice Chairperson Ilyne Mendelson
Chairperson Eric Goldenberg
Town Attorney Leonard Rubin
Town Planner Ingrid Allen
Town Clerk Lanelda Gaskins

ABSENT

Board Member David Axelrod

3. PLEDGE OF ALLEGIANCE

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

4. APPROVAL OF THE AGENDA

Motion: David/Rosen - Moved to approve the agenda as presented which passed 5 to 0.

5. SWEARING IN OF THE PUBLIC

6. APPROVAL OF MINUTES

A. April 10, 2025

Motion: Rosen/David - Moved to approve the agenda as presented which passed 5 to 0.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Development Order Application No. PZ-25-21 / Johannes S. Schoonman

Application by Breezy Permits LLC requesting a special exception to install a 10,000 pound capacity boat lift for the property located at 1011 Russell Drive, Unit B.

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

Town Planner Allen presented Development Order Application No. PZ-25-19 and briefly reviewed the history of the project.

Ileen Gonzalez, Applicant's Agent provided comments about the project.

William Thomas with Unlimited Permit Services, Inc., provided comments.

Hearing no further public comments, Chairperson Goldenberg closed the hearing followed by a motion.

Motion: Mendelson/Powell – Moved to approve Development Order Application No. PZ-25-21). Based upon roll call: Vice Chairperson Mendelson (Yes), Member Powell (Yes), Member David (Yes), Member Rosen (Yes), Member Brown (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 5 to 0 vote.

B. Development Order Application No. PZ-25-25 / Bel Lido Manor Condominium Association, Inc.

Application by Unlimited Permit Services, Inc. requesting a special exception to install a 150 square foot dock for the property located at 1101 Bel Air Drive.

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

Town Planner Allen presented Development Order Application No. PZ-25-21 and briefly reviewed the history of the project.

William Thomas with Unlimited Permit Services, Inc. provided comments about the project.

Hearing no further public comments, Chairperson Goldenberg closed the hearing followed by a motion.

Motion: David/Rosen– Moved to approve Development Order Application No. PZ-25-25. Based upon roll call: Member David (Yes), Member Rosen (Yes), Member Brown (Yes), Vice Chairperson Mendelson (Yes), and Chairperson Goldenberg (Yes). The motion passed on a 5 to 0 vote.

Chairperson Goldenberg commented about his term ending on the Planning Board noting that it has been a privilege and an honor to have served as a member and chairperson. He thanked all the board members, previous and current and Town Planner Allen, for their support. The Board Members thanked Chairperson Goldenberg for his commitment and dedication.

C. Nomination of Chairperson and Vice Chairperson

Chairperson Goldberg called for Nomination of Chairperson and Vice Chairperson. The Members discussed the nominations. Member David nominated Eve Rosen as Chairperson and Member Brown nominated Ilene Mendelson as Chairperson followed by a motion.

Motion: Member David nominated Eve Rosen as Chairperson. Member Brown, Chairperson Goldenberg, Vice Chairperson Mendelson, Member Powell, and Member Rosen nominated Ilene Mendelson as Chairperson.

Member Brown nominated Eve Rosen as Vice Chairperson.

Ilene Mendelson accepted the nomination as Chairperson and Eve Rosen accepted the nomination as Vice Chairperson for one year terms ending May 08, 2026.

9. ANNOUNCEMENTS

May 13, 2025	1:00 PM	Special Magistrate Hearing
June 03, 2025	1:30 PM	Town Commission Meeting
June 10, 2025	1:00 PM	Special Magistrate Hearing
June 12, 2025	9:30 AM	Planning Board Meeting

Chairperson Goldenberg read the announcements as follows:

10. ADJOURNMENT

The meeting was adjourned at 9:54 A.M.

APPROVED on June 12, 2025 2025 Planning Board Regular Meeting.

Signed Minutes on file in the Town
Clerk's Office

Ilene Mendelsen, Chairperson

ATTEST:

Transcribed by:
Lanelda Gaskins, 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. Development Order Application No. PZ-25-22 / Highland House Home Owners Association, INC.

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 1,000 square foot dock for the properties located at 1107, 1109, and 1111 Russell Drive.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: June 12, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 1,000 SQUARE FOOT DOCK FOR THE PROPERTIES LOCATED AT 1107, 1109 AND 1111 RUSSELL DRIVE. (APPLICATION NO. PZ-25-22)

I. GENERAL INFORMATION:

Applicant (Property Owner): Highland House Home Owners Association, Inc.
1111 Russell Drive Unit A
Highland Beach, FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel Control Number: 24-43-47-04-03-000-0161
Site Location: 1107, 1109, 1111 Russell Drive

Request and Analysis:

The Applicant is requesting a special exception to install a 1,000 square foot dock (200 feet in length x 5 feet in width) for the properties located at 1107, 1109, and 1111 Russell Drive. There is currently a wood dock located along the subject site. The Applicant is proposing to remove the current dock and replace it with the proposed request.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced dock (FDEP File No. 50-174602-004, 005-EE). According to the FDEP authorization (dated December 18, 2024), a separate authorization from the U.S. Army Corps of Engineers is not required. Note that the plans the Applicant submitted to FDEP indicate a dock length of 190 feet while the plans submitted to the Town reflect a dock length of 200 feet. Email correspondence provided by the Applicant from FDEP indicates that they do not object to the additional square footage. (see attached).

Pursuant to Section 30-68(g)(6)d.2. of the Town Code, multifamily zoned districts require a 5 foot accessory marine facility side yard setback except for interior lots which are exempt from such setbacks. The property is considered an interior lot, as defined in Section 30-131 of the Town Code, and therefore an accessory marine facility side yard setback is not required.

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

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

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on May 7, 2025 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

Attachments: Application

Aerials

Photos of current dock (provided by Applicant)

FDEP approval

HOA approval

Applicant Plans (11X17)



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 1111 A RUSSELL DR APT A, BOCA RATON FL 33487	PCN: 24-43-47-04-03-000-0163
Full Legal Description of the Property [as described in the deed] or reference to an attachment: HIGHLAND BEACH ISLES PT OF LT 16 IN OR11571P514 K/A 1111A RUSSELL DRIVE	
Zoning District: RML—MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: HIGHLAND HOUSE HOME OWNERS ASSOCIATION, INC.	Phone: 201-818-8788	Fax:
Mailing Address: 1111 RUSSELL DR, APT A, HIGHLAND BEACH FL 33487		
Email Address: bcarreta1981@gmail.com		


APPLICANT'S AGENT INFORMATION		
Name: ILEEN GONZALEZ	Phone: 5615810141	Fax:
Company Name: BREEZY PERMITS		
Mailing Address: 4608 PRUDEN BLVD, LAKE WORTH, 33463		
Email Address: INFO@BREEZYPERMITS.COM		

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

DOCK REPLACEMENT WITH PILINGS AND SEAWALL REPAIR
SEAWALL MAINTENANCE BEING DONE IS: SCRAPE WALL FACE AND PILES TO REMOVE MARINE GROWTH AND PRESSURE WASH. FILL CRACKS WITH 5000 PSI HYDRAULIC CEMENT. PRESSURE WASH AND PREP SEAWALL CAP SURFACE AND PAINT WITH HB400 MASTERBUILD CONCRETE SEALANT PAINT.

PROPOSED DOCK IS 200 FT LONG AND 5 FT WIDE WITH 2X6" COMPOSITE DECKING.

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: Joseph Carretta  Date: 12/20/2024

Property Owner's Printed Name JOSEPH CARRETTA

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



1107, 1109, 1111 Russell Drive











Hannah Blum <hannah.blum@floridadep.gov>

4/4/2025 7:41 AM

RE: Electronic Notification of change/CARRETA DOCK REPLACEMENT WITH/0174602-004-EE

To INFO@BREEZYPERMITS.COM <info@breezypermits.com>

Good morning,

If it is a repair and replace within the same footprint than it should be exempt as long there isn't anything that would kick it out. The exemption for this project was issued on December 18th, 2024 so to receive a verification of exemption, you would need to come back in.

Thank you,

Hannah Blum
Environmental Specialist II
Florida Department of Environmental Protection
Southeast District
3301 Gun Club Rd
West Palm Beach, FL 33406
Environmental Resource Permitting
Hannah.Blum@FloridaDEP.gov
Office: 561-681-6686

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.

-----Original Message-----

From: INFO@BREEZYPERMITS.COM <INFO@BREEZYPERMITS.COM>

Sent: Thursday, April 3, 2025 10:51 AM

To: Blum, Hannah <Hannah.Blum@FloridaDEP.gov>

Subject: RE: Electronic Notification of change/CARRETA DOCK REPLACEMENT WITH/0174602-004-EE

EXTERNAL MESSAGE

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

Good morning Hannah, I hope you're having a great day so far!

The homeowner for this project has decided to move forward with an exact replacement of the existing dock, rather than the previous plan set which showed a 5 ft setback from the neighboring properties. Please see the attached revised plans.

With this revision, the existing/proposed dock will now be connected to the neighboring dock, which is consistent with the pattern seen throughout this waterway.

That being said, would our proposed design still qualify as exempt?

I look forward to your response and appreciate all of your time and help with this project!

On 12/16/2024 3:50 PM EST Blum, Hannah <hannah.blum@floridadep.gov> wrote:

Hello,

The summary page for the JAXBO is missing. If you can please provide it as soon as possible that would be great. If it is not received by Wednesday the latest, the letter will go out as SPGP red.

Thank you,

Hannah Blum
Florida Department of Environmental Protection Southeast District
3301 Gun Club Rd
West Palm Beach, FL 33406
Environmental Resource Permitting
Environmental Specialist II
Hannah.Blum@FloridaDEP.gov
Office: 561-681-6686

-----Original Message-----

From: INFO@BREEZYPERMITS.COM <INFO@BREEZYPERMITS.COM>
Sent: Wednesday, December 4, 2024 12:50 PM
To: Blum, Hannah <Hannah.Blum@FloridaDEP.gov>
Subject: RE: Electronic Notification of change/CARRETA DOCK REPLACEMENT WITH/0174602-004-EE

EXTERNAL MESSAGE

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

Hannah, thank you for getting back to me and clarifying why we were SPGP red in our initial submittal. I made sure to include our JAXBOS in this submittal. Please note that the scope of work remains the same and that this project is a dock replacement within the existing footprint but our engineer had a slightly different dimension for the dock width on his plans.

On 12/04/2024 9:28 AM EST Blum, Hannah <hannah.blum@floridadep.gov> wrote:

Hello,

The reason this project is red is because the JAXBO was never received. I will complete the review of the new plans as soon as possible.

Thank you,

Hannah Blum
Florida Department of Environmental Protection Southeast District
3301 Gun Club Rd
West Palm Beach, FL 33406
Environmental Resource Permitting
Environmental Specialist II
Hannah.Blum@FloridaDEP.gov
Office: 561-681-6686

-----Original Message-----



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

December 18, 2024

Joseph Carreta
1111 Russell Dr, Apt A
Highland Beach, FL 33487
Sent via e-mail bcarreta1981@gmail.com:

Re: File No.: 50-174602-004, 005-EE
File Name: Carreta Dock

Dear Mr. Carreta:

On August 8, 2024, we received your request for verification of exemption for the following activities; 1) replace a 665 sq. ft. marginal dock with a new 950 sq. ft. marginal dock and; 2) to repair cracks within the existing seawall structure. The project is located in a residential canal, Class III Waters, adjacent to 1111 Russell Dr, Apt A, Highland Beach (Section 04, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°23'44.5668", Longitude W - 80°4'3.0399").

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

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

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

If you have any questions regarding this matter, please contact Hannah Blum at the letterhead address or at (561)681-6686, Hannah.Blum@FloridaDEP.Gov.

1. Regulatory Review – VERIFIED

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

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 19 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found at <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

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

Additional Information

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

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until a subsequent order of the Department. Because the administrative hearing

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

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

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

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



John Tracey
Environmental Manager
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
Project drawings, 5 pages

CERTIFICATE OF SERVICE

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

FDEP – John Tracey, Hannah Blum
Ileen Gonzalez, Breezy Permits - info@breezypermits.com
Additional mailings:
Matt Mitchell, Palm Beach County, Environmental Resources, mmitchell@pbcgov.org

FILING AND ACKNOWLEDGMENT

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

Vanessa Osborne

Clerk

12-18-2024

Date

Attachment A

Chapter 62-330.051 Exempt Activities.

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

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

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

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

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

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

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

3. Applicable permits under Chapter 161, F.S., are obtained.
from the district or department confirming that the activity qualifies for the exemption.

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI-R1 instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).
4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
 - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
 - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
 - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
 - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant’s/Permittee’s behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.

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

manner that avoids any unnecessary trimming.

- (b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.
9. For Projects authorized under this SPGP VI-R1 in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
10. Notifications to the Corps. For all authorizations under this SPGP VI-R1, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:
- a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).
 - b. Corps *Self-Certification Statement of Compliance* form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
 - c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).
 - d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.
- (1) For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL, 32232-0019.
 - (2) For electronic mail: SAJ-RD-Enforcement@usace.army.mil (not to exceed 10 MB). The Permittee shall reference this permit number, SAJ-2015-2575 on all submittals.

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI-R1 be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI-R1 does not automatically guarantee Federal authorization.
12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.
13. Failure to comply with all conditions of the SPGP VI-R1 constitutes a violation of the Federal authorization.
14. The SPGP VI-R1 will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI-R1 will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI-R1 will be evaluated by the Corps.
15. If the SPGP VI-R1 expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI-R1 will remain in effect provided the activity is completed within 12 months of the date the SPGP VI-R1 expired or was revoked.

Special Conditions for Shoreline Stabilization activities.

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

- b. Oyster reef materials shall be placed and constructed in a manner that ensures that materials will remain stable and that prevents movement of materials to surrounding areas (e.g., oysters will be contained in bags or attached to mats and loose cultch must be surrounded by contained or bagged oysters or another stabilizing feature) (Reference: JAXBO PDC A7.2.).
- c. Oyster reef materials shall be placed in designated locations only (i.e., the materials shall not be indiscriminately dumped or allowed to spread outside of the reef structure) (Reference: JAXBO PDC A7.3.)
- d. Wave attenuation structures must have 5 ft gaps at least every 75 ft in length as measured parallel to the shoreline and at the sea floor, to allow for tidal flushing and species movement (Reference: JAXBO PDC A7.6.).
- e. Other materials are not authorized by this SPGP VI-R1 (Reference: JAXBO PDC A7.5.).

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

- 19. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
- 20. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:
 - a. The piling-supported structure shall be aligned so as to have the smallest over- marsh footprint as practicable.
 - b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.
 - c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.
- 21. Mangroves. For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:
 - a. The width of the piling-supported structure is limited to a maximum of 4 feet.
 - b. Mangrove clearing is restricted to the width of the piling-supported structure.

c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

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

a. A pile supported structure

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

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

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

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

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

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

(b) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), then the pile-supported structure must comply with, or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction

Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

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

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

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

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

(d) A pile supported structure

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

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

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

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

For the purposes of this permit, two uncovered boatlifts are allowed.

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

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

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

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

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

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

23. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form

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

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

a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below: <https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>

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

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

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

25. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at

<http://mrrp.myfwc.com>.

(2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.

26. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).
27. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).
28. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
29. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
30. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
 - (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.
 - (2) No other pile-supported structures are allowed in nearshore reproductive habitat.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good

faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

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

- d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
 4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:
 - a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
 5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
 6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
 7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision) (Lot) (Block)

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

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

(Transferee Signature) (Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK 2011

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

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

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

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

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

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

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

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

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





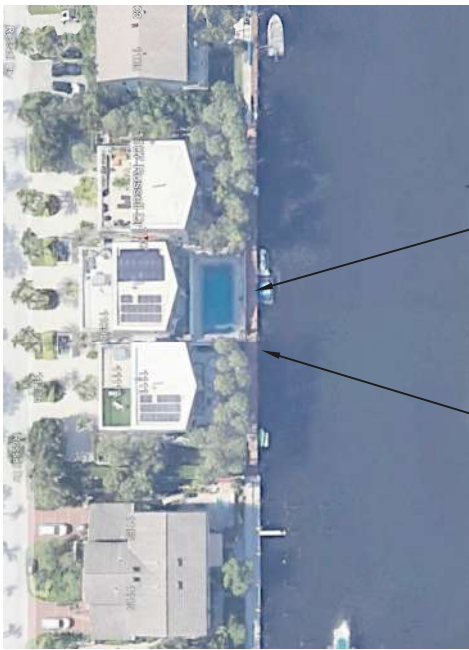
SITE LOCATION

- SCOPE OF WORK:
1. REPLACE EXISTING MARGINAL DOCK.
 2. SEAWALL MAINTENANCE

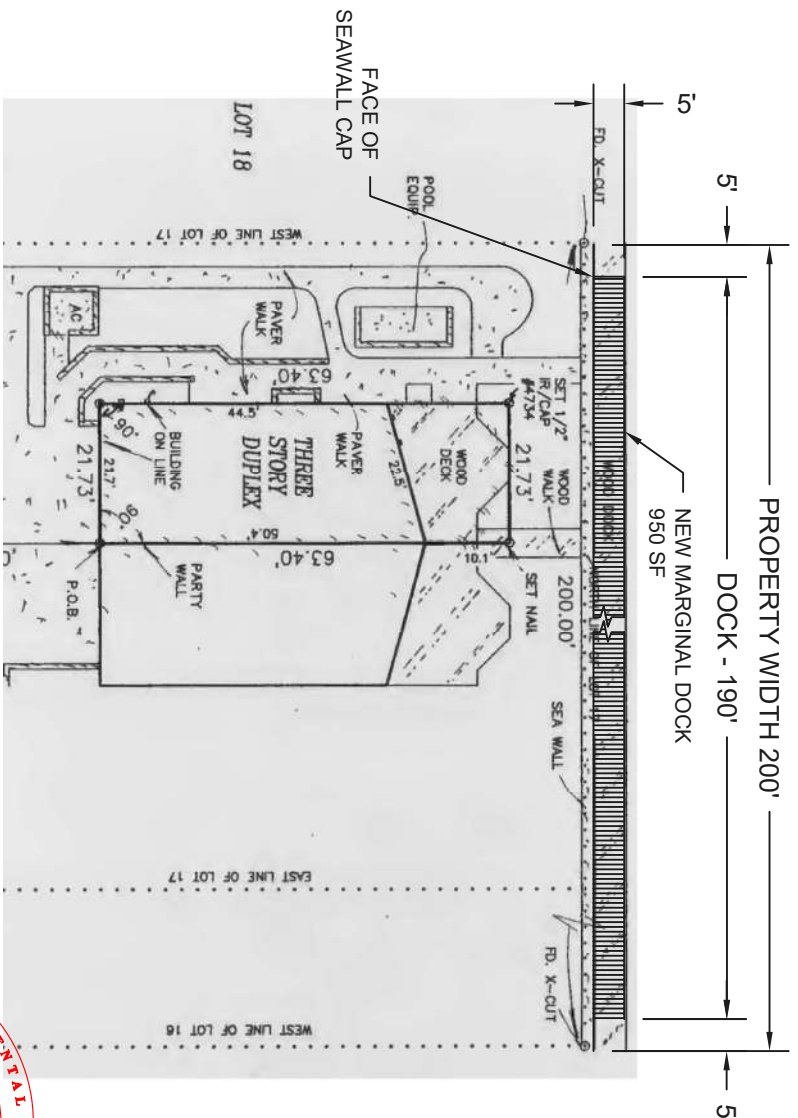
SITE MAP

EXISTING DOCK

PROJECT SITE

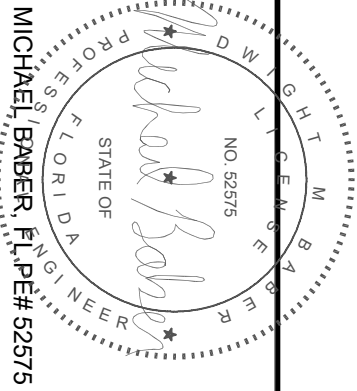
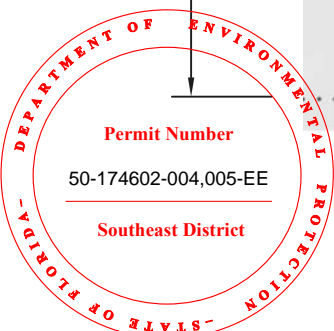


AERIAL



SITE PLAN

1" = 30'



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MARGINAL DOCK

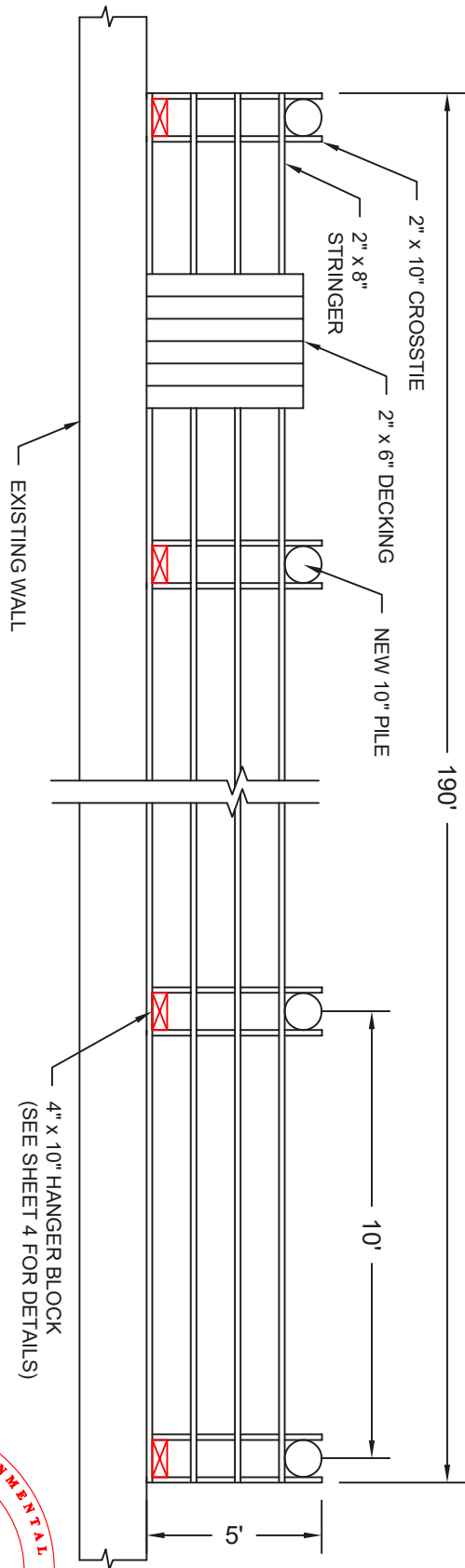
HIGHLAND HOUSE
1111A-B, 1107A-B RUSSEL DRIVE
HIGHLAND BEACH, FL 33487

MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

REVISIONS

DATE 8/7/24 INITIAL DRAWINGS COMPLETED

SHEET 1 OF 5



DECK FRAMING PLAN
1/4" = 1'-0"

NOTES:

1. DECKING - 2"x6" COMPOSITE.
2. STRINGER SPACING 16" MAX. SPACE STRINGERS AS NECESSARY TO COMPLY WITH MANUFACTURER SPACING REQUIREMENT FOR OTHER MATERIALS.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3 1/4" HEX DRIVEN DECK SCREWS, OR EQUIVALENT. (OR PER MANUF. SPECIFICATIONS).
4. ALL HARDWARE TO BE STAINLESS STEEL.
5. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT. (ACQ OR CCA)
- 0.4 LBS/CF (FRAMING)
- 2.5 LBS/CF (PILES)
6. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

DESIGN CRITERIA IN ACCORDANCE TO CHAPTER 16, 2023 FLORIDA BUILDING CODE, 8th EDITION.

WIND DESIGN DATA (FBC 2023 8th Edition)

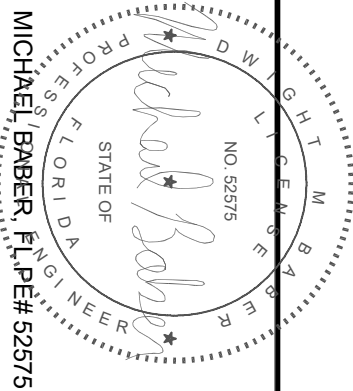
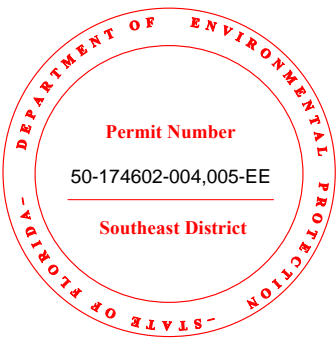
DESIGN WIND VELOCITY

(BASIC WIND SPEED, 3 SECOND GUST)

IMPORTANCE FACTOR

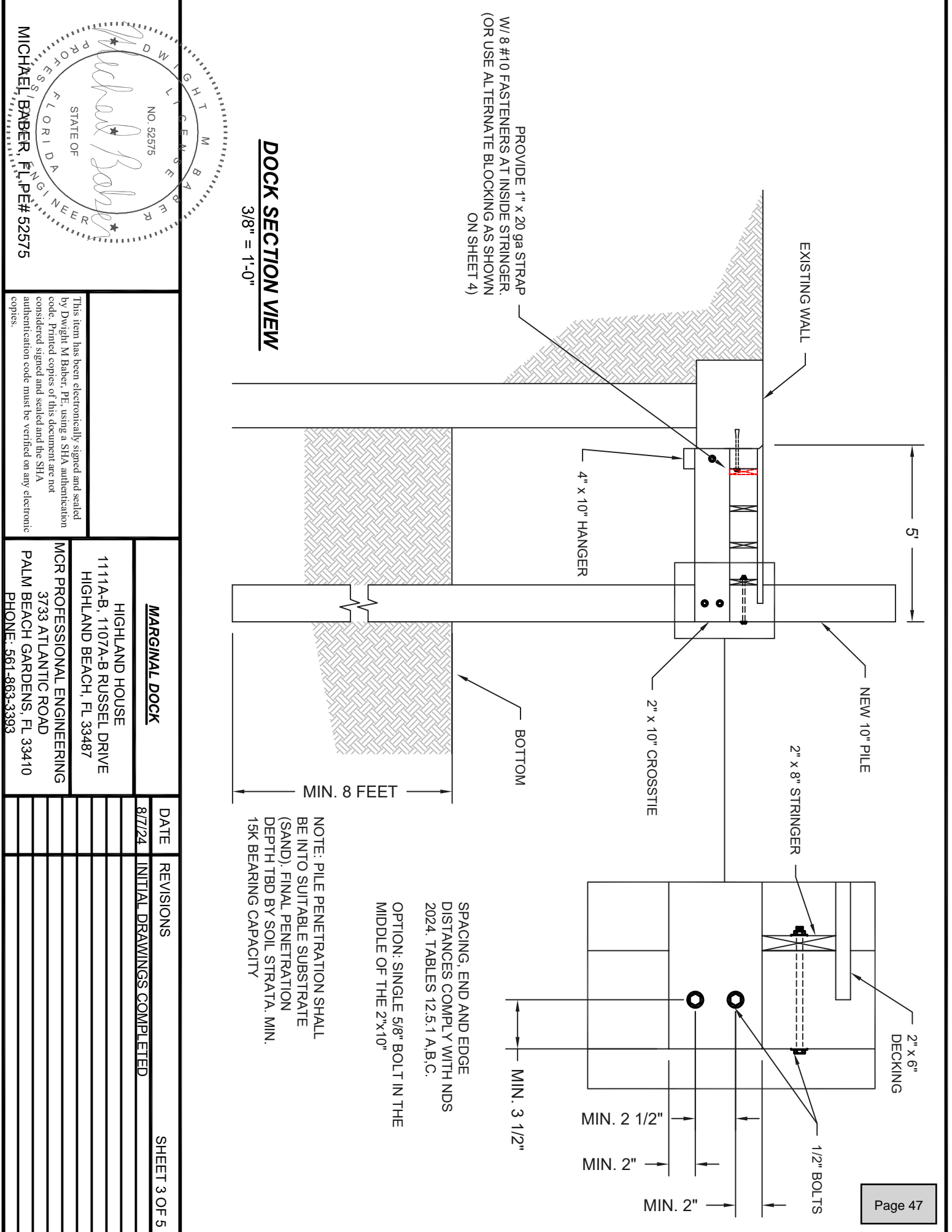
WIND EXPOSURE CATEGORY

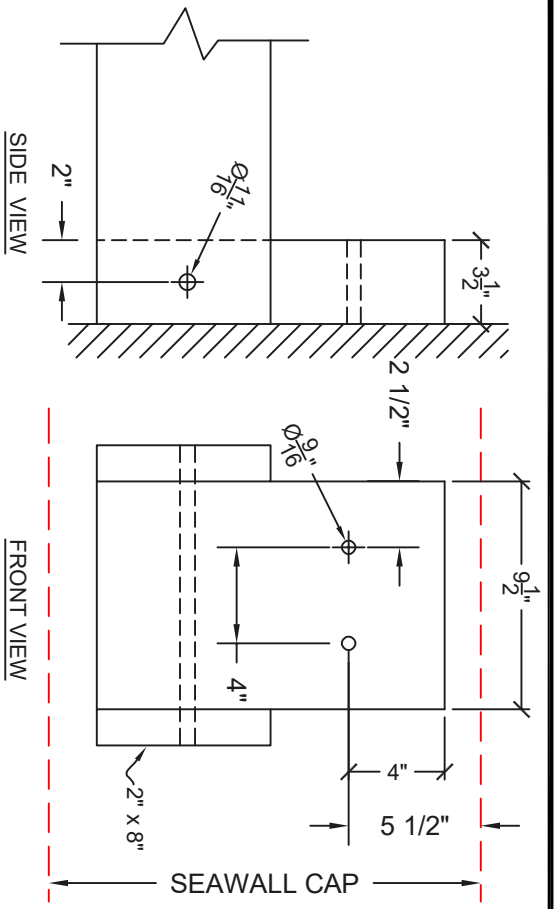
Vult = 170 mph
Vasd = 132 mph
1.0
D



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MARGINAL DOCK		DATE		REVISIONS		SHEET 2 OF 5	
HIGHLAND HOUSE 1111A-B, 1107A-B RUSSEL DRIVE HIGHLAND BEACH, FL 33487		8/7/24		INITIAL DRAWINGS COMPLETED			
MCR PROFESSIONAL ENGINEERING 3733 ATLANTIC ROAD PALM BEACH GARDENS, FL 33410 PHONE: 561-863-3393							





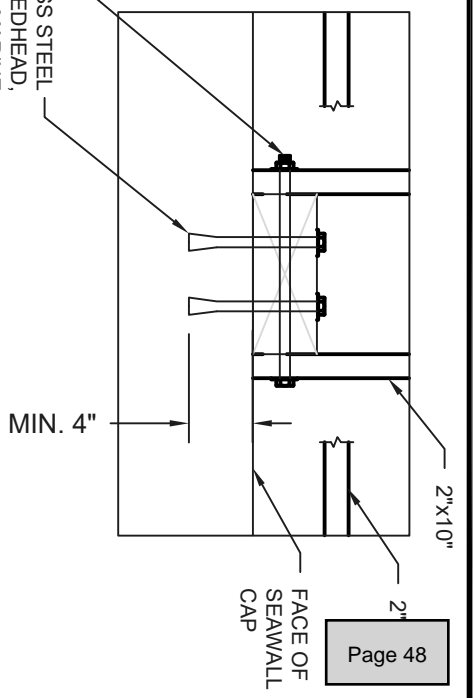
HANGER DETAILS

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

CONCRETE CAP EDGE DISTANCE TO FASTENERS COMPLIES WITH ACI 318.

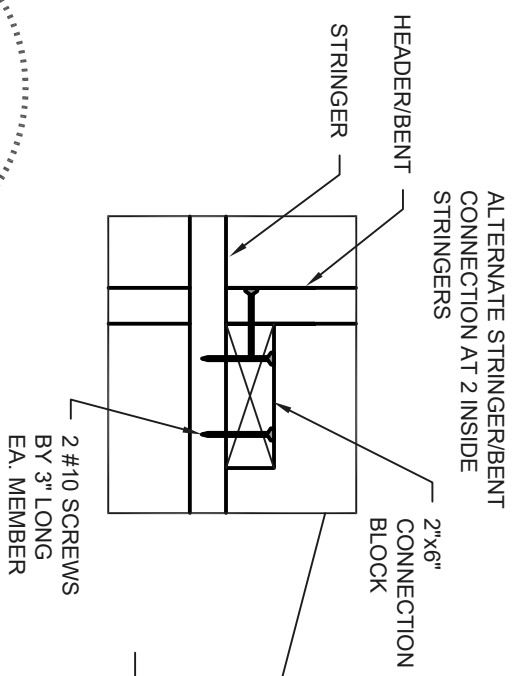
HANGER: SPACING, END AND EDGE DISTANCES COMPLY WITH NDS 2024, TABLES 12.5.1 A,B,C.

2 (QTY) 1/2" DIA. STAINLESS STEEL CONCRETE ANCHORS (HILTI, REDHEAD, SIMPSON OR EQUIVALENT -MARINE GRADE STAINLESS - 316) DIP/APPLY SILICONE CAULK TO EMBEDDED PORTION OF FASTENER PRIOR TO INSERTION.



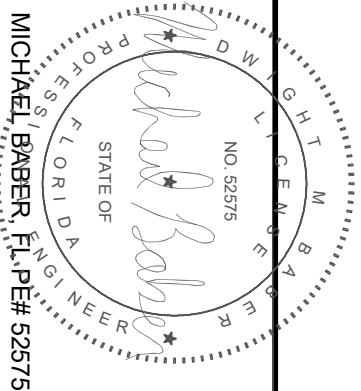
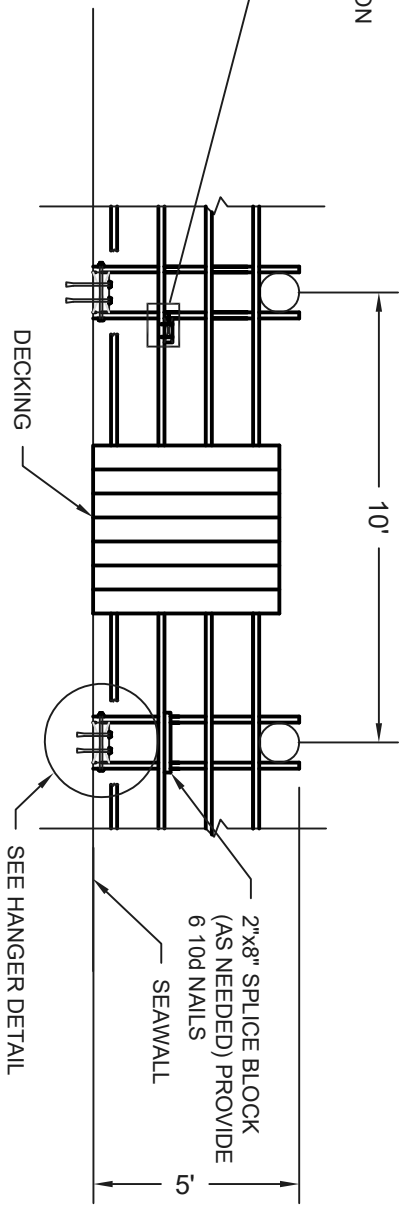
HANGER DETAIL

1" = 1'-0"



DOCK FRAMING DETAIL

1/4" = 1'-0"



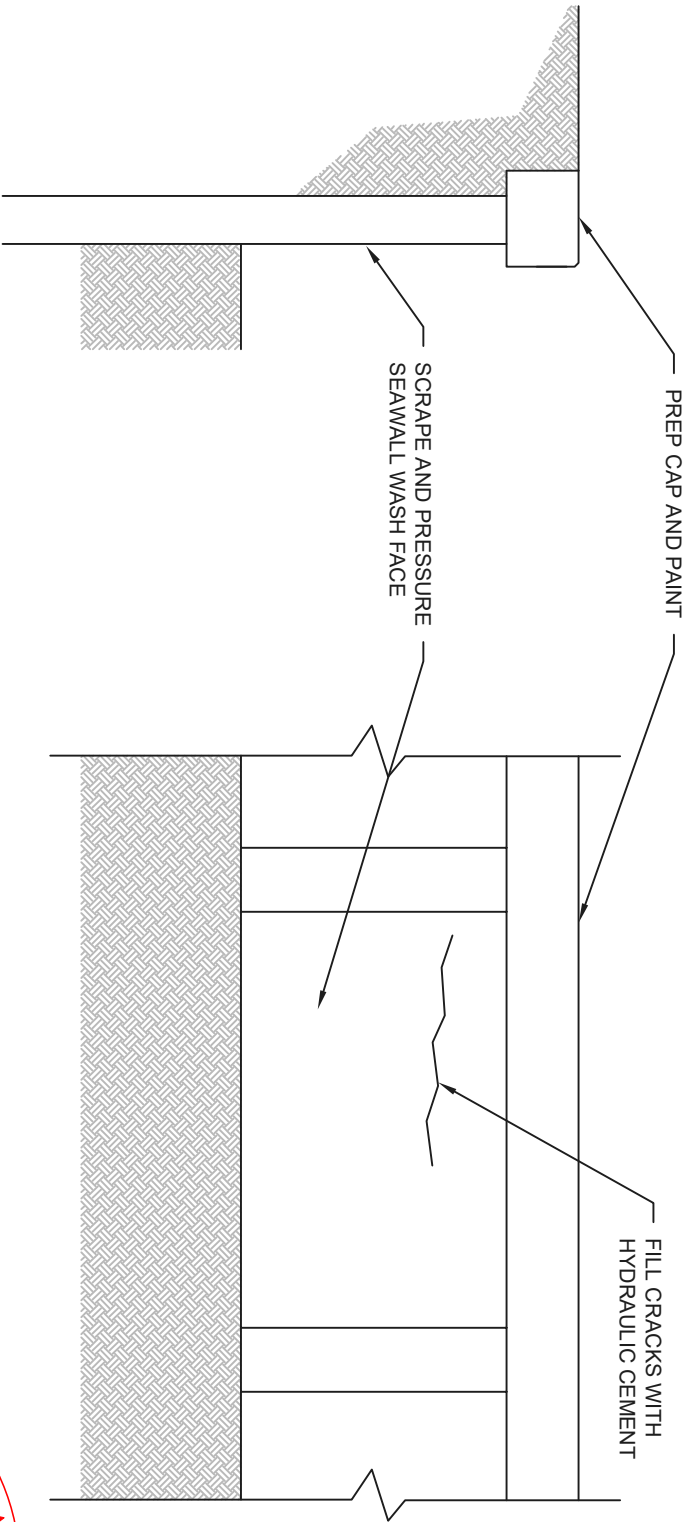
This item has been electronically signed and sealed by Dwight M Baber, PE, using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

MARGINAL DOCK

DATE	REVISIONS	SHEET 4 OF 5
8/7/24	INITIAL DRAWINGS COMPLETED	

HIGHLAND HOUSE
1111A-B, 1107A-B RUSSEL DRIVE
HIGHLAND BEACH, FL 33487

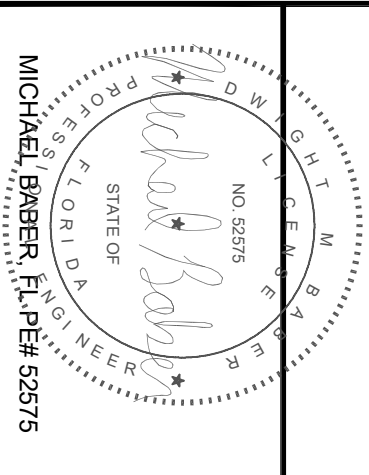
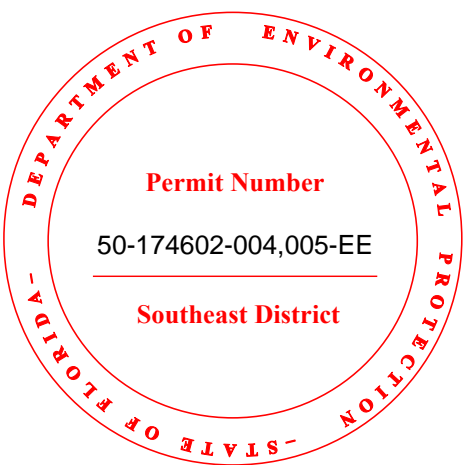
MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393



SECTION VIEW

ELEVATION VIEW

- SEAWALL MAINTENANCE:
1. SCRAPE WALL FACE AND PILES TO REMOVE MARINE GROWTH AND PRESSURE WASH.
 2. FILL CRACKS WITH 5000 PSI HYDRAULIC CEMENT.
 3. PRESSURE WASH AND PREP SEAWALL CAP SURFACE AND PAINT WITH HB400 MASTERBULD CONCRETE SEALANT PAINT



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MARGINAL DOCK

HIGHLAND HOUSE
1111A-B, 1107A-B RUSSEL DRIVE
HIGHLAND BEACH, FL 33487

MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

DATE	REVISIONS	SHEET 5 OF 5
8/7/24	INITIAL DRAWINGS COMPLETED	

HIGHLAND HOUSE OWNERS ASSOCIATION
1107 -1111
RUSSELL DRIVE HIGHLAND BEACH,
FLORIDA 33487

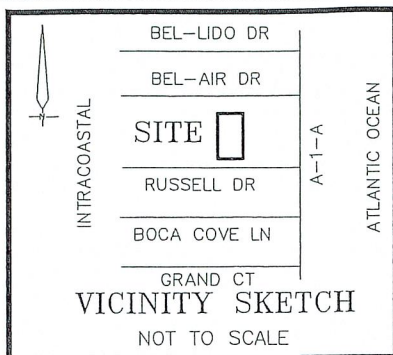
February 1, 2025

AFTER A MEETING OF THE BOARD OF DIRECTORS AND ALL
OF THE HOMEOWNERS IT HAS BEEN VOTED ON AND
APPROVED BY THE BOARD TO HIRE SEASIDE MARINE
SERVICES TO REPLACE THE PILINGS AND DECKING ON OUR
PROPERTY.

JOSEPH CARRETTA
PRESIDENT
HIGHLAND HOUSE

MAY 07 2025

HIGHLAND BEACH
BUILDING DEPARTMENT



LEGAL DESCRIPTION

COMMON AREA - #1107 THRU #1111 RUSSELL DRIVE
LOTS 16 & 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SUBJECT TO EASEMENTS AND RIGHT-OF-WAY OF RECORD.

LESS AND EXCEPT THE SIX FOLLOWING PARCELS OF GROUND:

UNIT #1107-A RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 153.41 FEET; THENCE NORTH A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.73 FEET; THENCE NORTH ALONG THE WEST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 21.73 FEET; THENCE SOUTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1107-A AND #1107-B A DISTANCE OF 55.40 FEET TO THE POINT OF BEGINNING.

UNIT #1107-B RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 153.41 FEET; THENCE NORTH A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1107-A AND #1107-B A DISTANCE OF 55.4 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.72 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE WEST ALONG THE SOUTH FACE OF SAID RESIDENCE A DISTANCE OF 21.72 FEET TO THE POINT OF BEGINNING.

UNIT #1109-A RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 100.09 FEET; THENCE NORTH A DISTANCE OF 24.95 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.70 FEET; THENCE NORTH ALONG THE WEST FACE OF SAID RESIDENCE OF 44.00 FEET; THENCE WEST A DISTANCE OF 2.00 FEET; THENCE NORTH ALONG THE WEST FACE OF THE EXISTING BLOCK WALL OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 11.20 FEET; THENCE EAST ALONG THE NORTH FACE OF SAID EXISTING BLOCK WALL OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 23.70 FEET; THENCE SOUTH THROUGH THE CENTER OF THE PARTITION WALL THENCE SITUATE BETWEEN #1109-A AND #1109-B A DISTANCE OF 55.20 FEET TO THE POINT OF BEGINNING.

UNIT #1109-B RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 100.09 FEET; THENCE NORTH A DISTANCE OF 24.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1109-A AND #1109-B A DISTANCE OF 55.20 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE AT 23.70 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID EXISTING BLOCK WALL OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 11.20 FEET; THENCE WEST A DISTANCE OF 2.00 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID RESIDENCE A DISTANCE OF 44.00 FEET; THENCE WEST ALONG THE SOUTH FACE OF SAID RESIDENCE A DISTANCE OF 21.70 FEET TO THE POINT OF BEGINNING.

UNIT #1111-A RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 46.78 FEET; THENCE NORTH A DISTANCE OF 34.96 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH FACE OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.71 FEET; THENCE NORTH ALONG THE WEST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF SAID RESIDENCE A DISTANCE OF 2.20 FEET; THENCE NORTHEASTERLY 7.07 FEET; THENCE EAST 5.10 FEET; THENCE SOUTHEASTERLY 7.07 FEET; THENCE EAST 4.41 FEET (THE LAST FOUR COURSES AND DISTANCES BEING COINCIDENT WITH THE SAID NORTH FACE OF THE EXISTING RAILING), THENCE SOUTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN 1111-A AND 1111-B A DISTANCE OF 55.40 FEET TO THE POINT OF BEGINNING.

UNIT #1111-B RUSSELL DRIVE:

A PORTION OF LOTS 16 AND 17, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 154, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF THE AFOREMENTIONED PLAT OF HIGHLAND BEACH ISLES; THENCE WEST ALONG A PORTION OF LOTS 16 AND 17 A DISTANCE OF 46.78 FEET; THENCE NORTH A DISTANCE OF 34.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH THROUGH THE CENTER OF THE PARTITION WALL THERE SITUATE BETWEEN #1111-A AND #1111-B A DISTANCE OF 55.40 FEET; THENCE EAST ALONG THE NORTH FACE OF THE EXISTING RAILING OF THE WOOD DECK OF THE EXISTING CONCRETE BLOCK RESIDENCE A DISTANCE OF 21.71 FEET; THENCE SOUTH ALONG THE EAST FACE OF SAID RESIDENCE A DISTANCE OF 55.40 FEET; THENCE WEST ALONG THE SOUTH FACE OF SAID RESIDENCE A DISTANCE OF 21.71 FEET TO THE POINT OF BEGINNING.

SHEET 1 OF 3

Boundary
Survey
for
NAIA
GONZALEZ
BREEZY
PERMITS

PREPARED BY:

Bob Buggee, Inc.
the "SURVEYOR"

P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877

DWG # 1102224A_11X17

RECEIVED

MAY 07 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

Boundary Survey

for

NAIA GONZALEZ

BREEZY PERMITS

PROPERTY ADDRESS

1107, 1109, 1111 RUSSELL DRIVE,
UNITS A & B
HIGHLAND BEACH, FL 33487

FLOOD ZONE

FLOOD ZONE: AE
ELEVATION: 6'
TOWN OF HIGHLAND BEACH: 12511
PANEL NUMBER: 12099C 0989F
EFFECTIVE DATE: 07-31-24

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

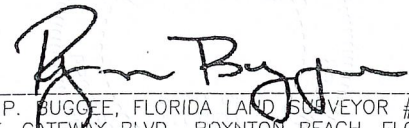
ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

CERTIFICATION

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

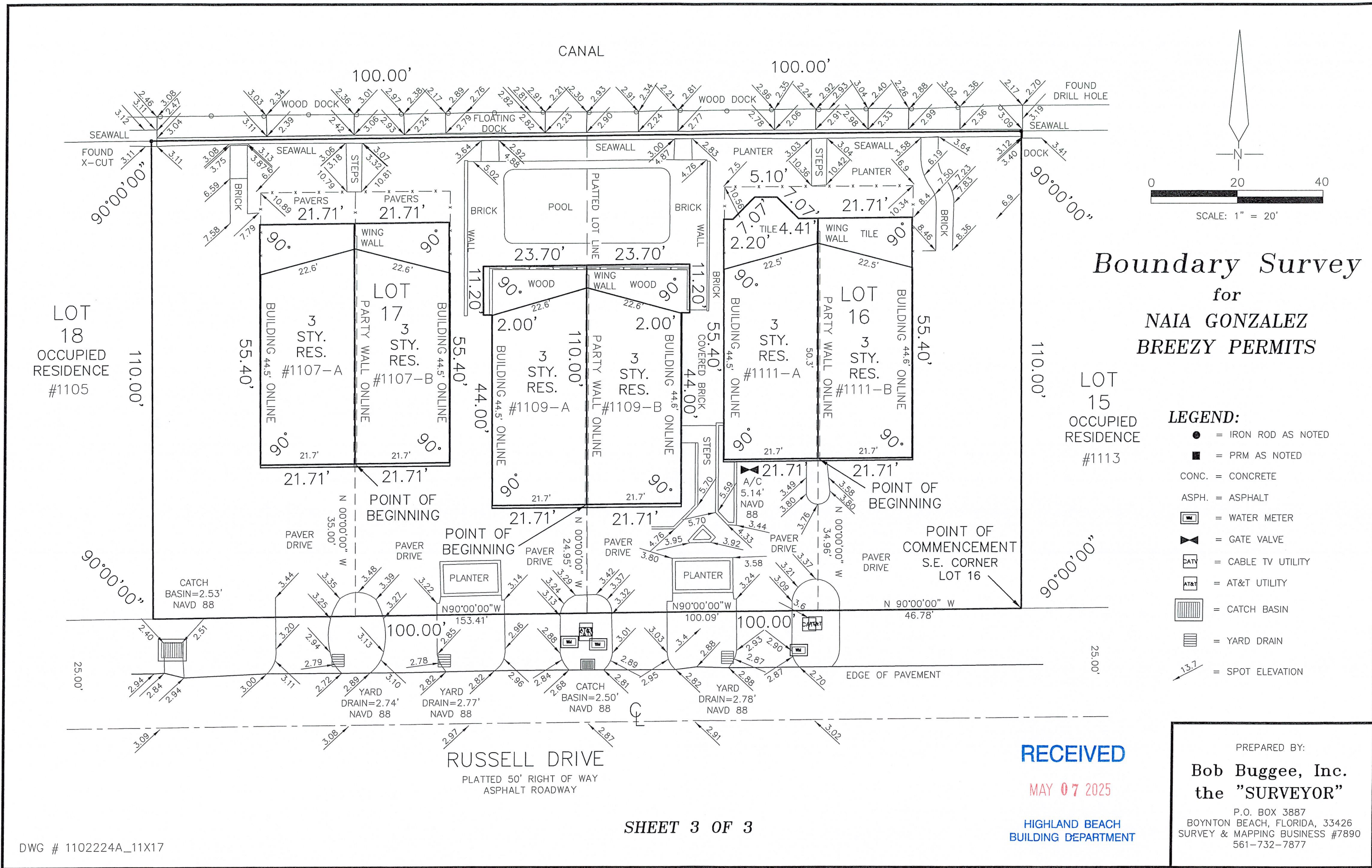
BY: 
RYAN P. BUGGEE, FLORIDA LAND SURVEYOR #7454
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 03/05/25
DWG # 1102224A_11X17

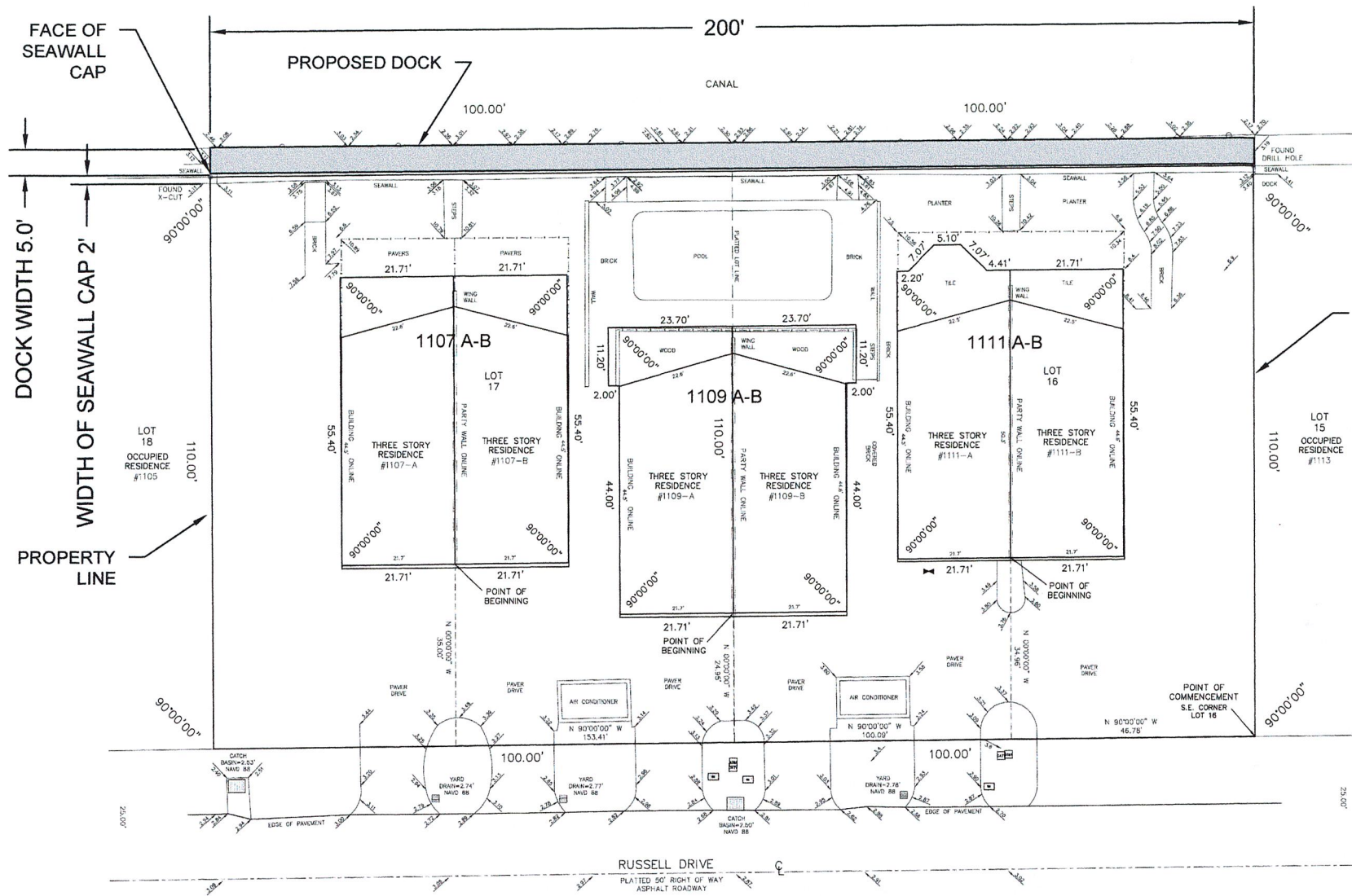
SHEET 2 OF 3

PREPARED BY:

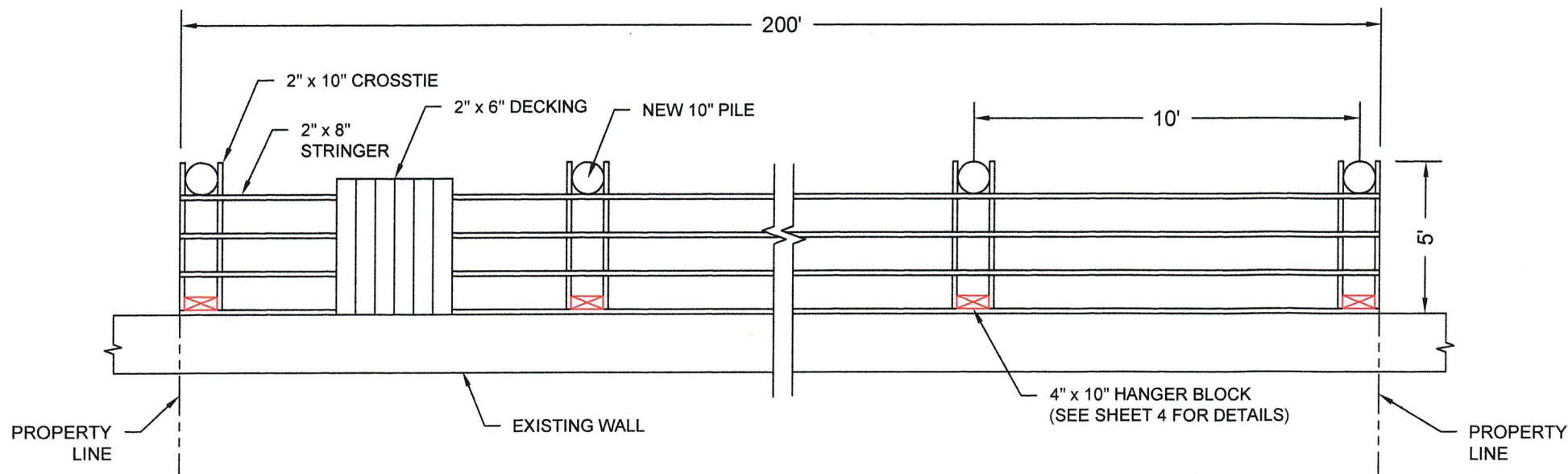
Bob Buggee, Inc.
the "SURVEYOR"

P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877





SITE PLAN



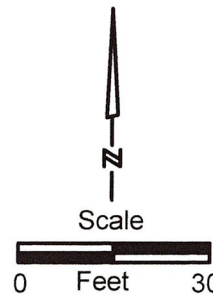
DECK FRAMING PLAN

1/4" = 1'-0"

RECEIVED

MAY 07 2025

HIGHLAND BEACH
BUILDING DEPARTMENT



SCOPE OF WORK:
1. REPLACE EXISTING MARGINAL DOCK.

DESIGN CRITERIA IN ACCORDANCE TO
CHAPTER 16, 2023 FLORIDA BUILDING
CODE, 8th EDITION.

WIND DESIGN DATA (FBC 2023 8th Edition)

DESIGN WIND VELOCITY
(BASIC WIND SPEED, 3 SECOND GUST)

IMPORTANCE FACTOR
WIND EXPOSURE CATEGORY

Vult = 170 mph
Vasd = 132 mph
1.0
D

NOTES:

1. DECKING - 2"x6" COMPOSITE.
2. STRINGER SPACING 16" MAX. SPACE STRINGERS AS NECESSARY TO COMPLY WITH MANUFACTURER SPACING REQUIREMENT FOR OTHER MATERIALS.
3. DECK FASTENERS TO BE 16d STAINLESS STEEL RING SHANK NAILS OR 3 1/4" HEX DRIVEN DECK SCREWS, OR EQUIVALENT. (OR PER MANUF. SPECIFICATIONS).
4. ALL HARDWARE TO BE STAINLESS STEEL.
5. LUMBER TO BE PRESSURE TREATED FOR MARINE ENVIRONMENT. (ACQ OR CCA)
0.4 LBS/CF (FRAMING)
2.5 LBS/CF (PILES)
6. LUMBER TO BE #1 QUALITY SOUTHERN YELLOW PINE.

SHEET #: 1 OF 2

REVISIONS

DATE

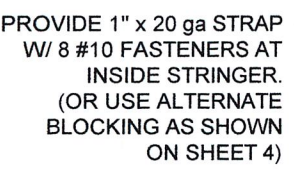
3-17-25

UPDATED SURVEY

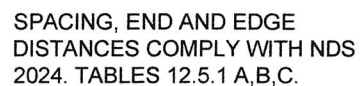
1111A-B, 1109A-B, 1107A-B
RUSSEL DR
HIGHLAND BEACH, FL 33487

MCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

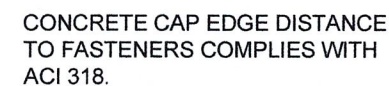
L BABER, FL PE# 52575



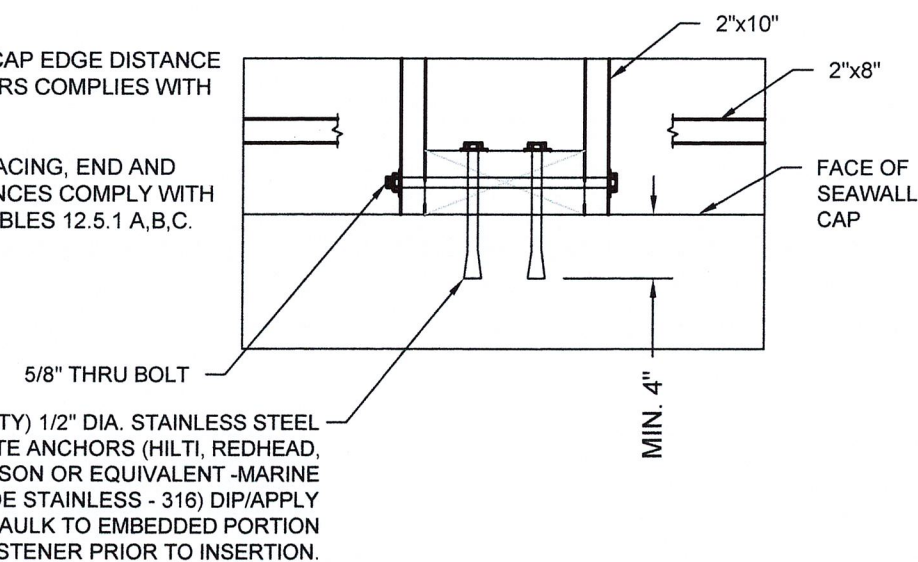
NOTE: PILE PENETRATION SHALL BE INTO SUITABLE SUBSTRATE (SAND). FINAL PENETRATION DEPTH TBD BY SOIL STRATA. MIN. 15K BEARING CAPACITY



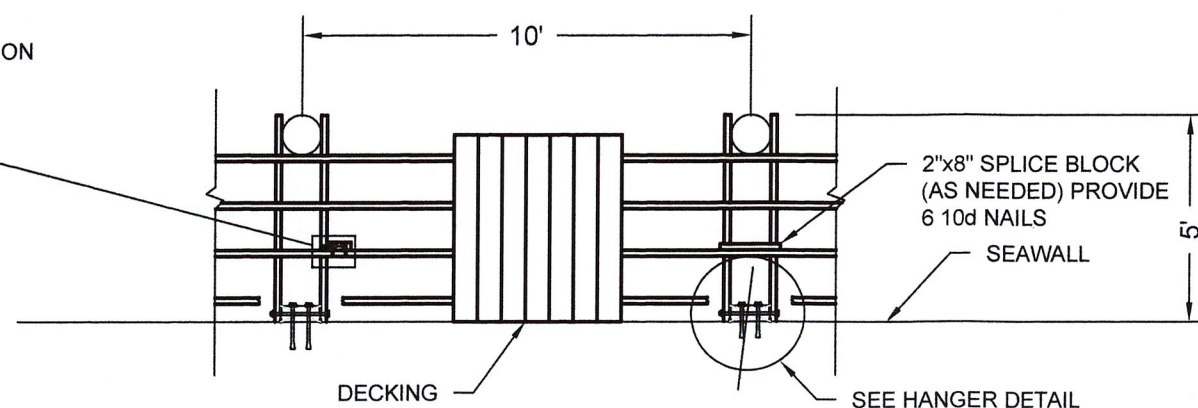
OPTION: SINGLE 5/8" BOLT IN THE MIDDLE OF THE 2"x10"



HANGER: SPACING, END AND
EDGE DISTANCES COMPLY WITH
NDS 2024. TABLES 12.5.1 A,B,C.



HANGER DETAIL
1" = 1'-0"



DOCK FRAMING DETAIL
1/4" = 1'-0"

HIGHLAND BEACH
BUILDING DEPARTMENT

This item has been electronically signed and sealed by
Dwight M Baber, PE, using a SHA authentication code.
Printed copies of this document are not considered
signed and sealed and the SHA authentication code
must be verified on any electronic copies.

1111A-B, 1109A-B, 1107A-B
RUSSEL DR
HIGHLAND BEACH, FL 33487

MCCR PROFESSIONAL ENGINEERING
3733 ATLANTIC ROAD
PALM BEACH GARDENS, FL 33410
PHONE: 561-863-3393

L BABER, FL PE# 52575

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-25-22**



Applicant: Highland House Home Owners Association, Inc. / Ileen Gonzalez
Property Address: 1107, 1109, 1111 Russell Dr.
Highland Beach, Florida 33487

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-25-22 for the property located at 1107, 1109, 1111 Russell Dr., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

All property owners and properties owned by a condominium association president and the association's registered agent within 500 feet of the property located at 1107, 1109, 1111 Russell Dr., Highland Beach, Florida 33487.

The mailings consisted of 120 notices that were sent first class mail and 04 notices that were sent by International Mail.

This 30th day of May 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-25-22

May 29, 2025

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on ***Thursday, June 12, 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 ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING
A SPECIAL EXCEPTION TO INSTALL A 1,000 SQUARE FOOT DOCK FOR THE
PROPERTIES LOCATED AT 1107, 1109 AND 1111 RUSSELL DRIVE.**

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **05/27/2025 3:22 PM (EDT)**

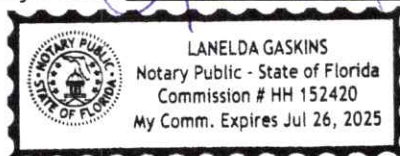
Please find a PDF of your submission details attached to this email.

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

- AD_PB PZ-25-22 1107, 1109, 1111 Russell Drive - REVISED.pdf
- signature.png

Signature of Affiant *Joseph Delano* 5/27/25

Signature of Notary Public *Janelda Gaskins*



Notary Stamp _____

Highland Beach Legal Notice Submission

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	PLANNING BOARD MEETING JUNE 12, 2023 APPLICATION NO. PZ-25-22 REVISED
Publish Date	05/27/2025
Publish Time	3:21 PM (EDT)
Description	<p>TOWN OF HIGHLAND BEACH</p> <p>NOTICE OF PUBLIC HEARING REVISED</p> <p>YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, June 12, 2025, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following:</p> <p>APPLICATION NO. PZ-25-22 ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 1,000 SQUARE FOOT DOCK FOR THE PROPERTIES LOCATED AT 1107, 1109 AND 1111 RUSSELL DRIVE.</p> <p>APPLICANT: HIGHLAND HOUSE HOME OWNERS ASSOCIATION, INC.</p> <p>The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.</p> <p>Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.</p> <p>In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.</p> <p>For additional information, please contact the Town Planner at (561) 278-4540.</p> <p>TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT</p>
Attach Files (Optional)	<div> AD_PB PZ-25-22 1107, 1109, 1111 Russell Drive - REVISED.pdf</div>
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes

Signature

Garth Alst

File Attachments for Item:

B. Development Order Application No. PZ- 25-24 / Daniel Edwards

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 450 square foot dock for the property located at 4306 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: June 12, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 100 LINEAR FOOT SEAWALL AND ASSOCIATED SEAWALL CAP, AND A 450 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 4306 SOUTH OCEAN BOULEVARD. (APPLICATION NO. PZ-25-24)

I. GENERAL INFORMATION:

Applicant (Property Owner): Daniel Edwards
4306 South Ocean Boulevard
Highland Beach, FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel Control Number: 24-43-47-04-60-000-0010, 0020, 0030,
Site Location: 4306 South Ocean Boulevard

Property Background:

- On December 17, 2024, the Town Commission granted site plan approval (DO Application # PZ-24-4) for a new three-story, two-unit (5,217 square foot per unit) townhome development with pool and spa (motion carried 4-0).
- On December 17, 2024, the Town Commission approved a Town right-of-way permit for a new driveway (motion carried 4-0).
- On November 14, 2024, the Planning Board recommended approval for DO Application # PZ-24-4, a new three-story, two-unit (5,217 square foot per unit) townhome development with pool and spa (motion carried 7-0).

Request and Analysis:

The Applicant is requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 450 square foot dock. The proposed seawall is to be installed no more than 18 inches waterward of the existing seawall. The Applicant is proposing to remove the current wood dock and replace it with a new 450 square foot wood dock.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced dock (FDEP File No. 50-0454158-001,002-EE). According to the FDEP authorization (dated December 16, 2024), a separate authorization from the U.S. Army Corps of Engineers is not required. Note that the plans the Applicant submitted to FDEP indicate a seawall elevation of 6.17 feet NAVD which is not in compliance with Section 6-128(b) of the Town Code as noted below. The Applicant has provided email correspondence from FDEP indicating that the agency is “fine with the adjustment” to the seawall elevation (see attached).

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 current BFE for the property is 7 feet, the elevation of the proposed seawall is 7.17 feet NAVD.

Pursuant to Section 30-68(g)(6)d.2. of the Town Code, multifamily zoned districts require a 5 foot accessory marine facility side yard setback except for interior lots which are exempt from such setbacks. Given the property is not an interior lot, as defined in Section 30-131 of the Town Code, a 5 foot marine side yard setback is required. The Applicant’s request is in compliance with the latter setback.

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

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

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on May 28, 2025 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

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



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 4306 S OCEAN BLVD, HIGHLAND BEACH FL, 33487	PCN: 24-43-47-04-60-000-0000
Full Legal Description of the Property [as described in the deed] or reference to an attachment: RESSLER TOWNHOMES CONDO UNIT C	
Zoning District: <small>RML – MULTI-FAMILY LOW-DENSITY (24-HIGHLAND BEACH)</small>	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input checked="" type="checkbox"/> Interior Canal/Basin <input type="checkbox"/> N/A

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: DANIEL EDWARDS	Phone: 561-302-9186	Fax:
Mailing Address: 4306 S OCEAN BLVD, HIGHLAND BEACH FL, 33487		
Email Address: jeff@formative.build		

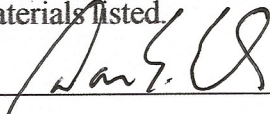
APPLICANT'S AGENT INFORMATION		
Name: ILEEN GONZALEZ	Phone: 5615810141	Fax:
Company Name: BREEZY PERMITS		
Mailing Address: 4608 PRUDEN BLVD		
Email Address: INFO@BREEZYPERMIT.COM		

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

INSTALL NEW 100FT LONG TRULINE SEAWALL SUPPORTED BY CONCRETE ANCHOR BLOCKS

CONSTRUCT A 5FT WIDE, 90FT LONG WOOD DOCK SUPPORTED BY DRIVEN TIMBER PILES

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

Property Owner's Signature:  Date: 12/30/2024

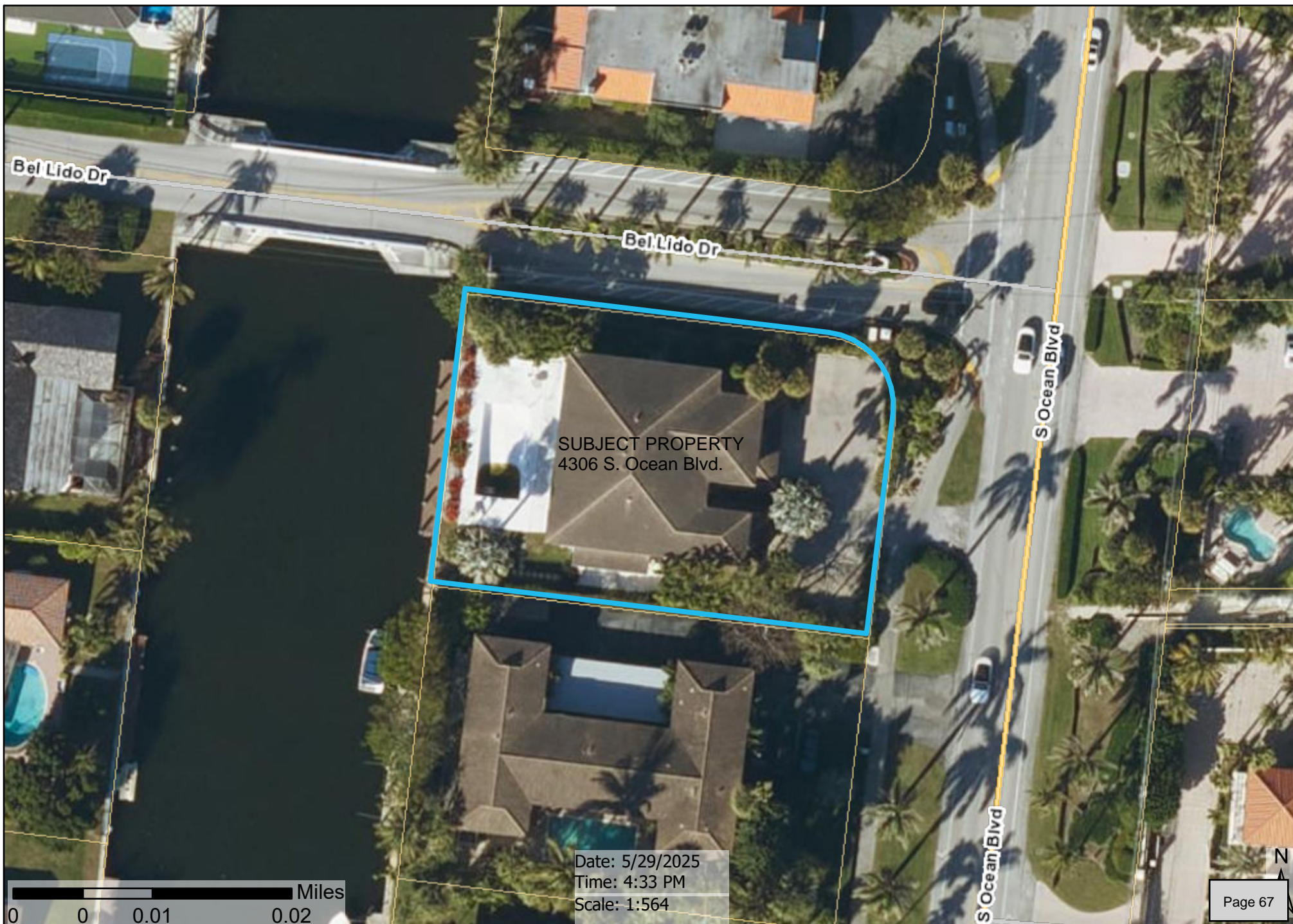
Property Owner's Printed Name DANIEL EDWARDS

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



SUBJECT PROPERTY
4306 S. Ocean Blvd.

Date: 5/29/2025
Time: 4:33 PM
Scale: 1:564

4306 South Ocean Boulevard (rear)



Hannah Blum <hannah.blum@floridadep.gov>

4/23/2025 4:06 PM

RE: Automatic reply: Request for Additional Information: 50-0454158-001,002-EE 4306 dock and seawall

To Breezy Permits <info@breezypermits.com>

Hi Ileen,

Thank you for your patience, the Department is fine with this adjustment.

Thank you,



Hannah Blum

Environmental Specialist II

Florida Department of Environmental Protection

Southeast District

3301 Gun Club Rd

West Palm Beach, FL 33406

Environmental Resource Permitting

Hannah.Blum@FloridaDEP.gov

Office: 561-681-6686

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: Breezy Permits <info@breezypermits.com>

Sent: Monday, April 21, 2025 2:31 PM

To: Blum, Hannah <Hannah.Blum@FloridaDEP.gov>

Subject: Re: Automatic reply: Request for Additional Information: 50-0454158-001,002-EE 4306 dock and seawall

EXTERNAL MESSAGE

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

Good afternoon Hannah, I am just following up on this inquiry.

On 04/17/2025 9:38 AM EDT Breezy Permits <info@breezypermits.com> wrote:

Good morning Hannah,

I hope you're having a great day so far!

Please see below for message from the city for this project:

In this case you changed the elevation of the proposed seawall in order to be in compliance with Town code; however, the plans submitted to FDEP still reflect the old elevation. Therefore provide email correspondence from FDEP indicating that they are ok with change in seawall elevation and that their authorization letter dated 12-16-24 is still valid.

With that being said, can you please provide us with written authorization that our new seawall elevation is still exempt under our previous approval? I have attached our revised plans and FDEP approval for your reference.

Please let me know if you have any questions or concerns, and thank you in advance for your help!

On 12/10/2024 9:22 AM EST Blum, Hannah <hannah.blum@floridadep.gov> wrote:

Hello,

Thank you for contacting me. I will be out of the office for a conference and will return Friday, December 13th.

Thank you

-

Sincerely,

Naia Gonzalez | Operations Manager

Breezy Permits, LLC

Office: (561) 581-0141

Cell: (561) 201-1027



Sincerely,

Naia Gonzalez I Operations Manager

Breezy Permits, LLC

Office: (561) 581-0141

Cell: (561) 201-1027



 Dep Customer Survey

-
- image001.jpg (37 KB)
 - image002.png (12 KB)



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

December 16, 2024

Jeff Desinger
654 Lakewood Circle West
Delray Beach, FL 33445
Sent via e-mail jeff@formative.build:

Re: File No.: 50-0454158-001,002-EE
File Name: 4306 Dock and Seawall

Dear Mr. Desinger:

On October 18, 2024, we received your request for verification of exemption to perform the following activities; 1) Removal of the existing marginal dock to install a new 5 ft. by 90 ft. (450 sq. ft. total) dock and; 2) the repair and replacement of the existing 100 linear foot long seawall with a new seawall to be installed no more than 18 inches waterward of the existing (measured wet-face to wet-face). The project is located in a residential canal, Class III Waters, adjacent to 4306 S Ocean Blvd, Highland Beach (Section 04, Township 47 South, Range 43 East), in Palm Beach County (Latitude N 26°23'57.0416", Longitude W -80°3'58.7988").

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

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

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

If you have any questions regarding this matter, please contact Hannah Blum at the letterhead address or at (561)681-6686, Hannah.Blum@FloridaDEP.Gov.

1. Regulatory Review – VERIFIED

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

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 19 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found at <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book>.

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

Additional Information

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

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be

final and effective until a subsequent order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

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

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



John Tracey
Environmental Manager
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
Project drawings, 12 pages

CERTIFICATE OF SERVICE

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

FDEP – John Tracey, Hannah Blum
Ileen Gonzalez, Breezy Permits Inc., - info@breezypermits.com

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

FILING AND ACKNOWLEDGMENT

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

Danielle Lucido
Clerk

December 16, 2024
Date

Attachment A

Chapter 62-330.051 Exempt Activities.

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

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

(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.

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

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

1. The seawall or riprap has been damaged or destroyed within the last year by a discrete event, such as a storm, flood, accident, or fire or where the seawall or riprap restoration or repair involves only minimal backfilling to level the land directly associated with the restoration or repair and does not involve land reclamation as the primary project purpose. See section 3.2.4 of Volume I for factors used to determine qualification under this provision;
2. Restoration shall be no more than 18 inches waterward of its previous location, as measured from the waterward face of the existing seawall to the face of the restored seawall, or from the waterward slope of the existing riprap to the waterward slope of the restored riprap; and
3. Applicable permits under Chapter 161, F.S., are obtained.

Special Conditions for Federal Authorizations for SPGP VI-R1

1. Authorization, design and construction must adhere to the terms of the SPGP VI-R1 instrument including the General Conditions for All Projects, Special Conditions for All Projects, Applicable activity-specific special conditions, Procedure and Work Authorized sections.
2. Design and construction must adhere to the PDCs for In-Water Activities (Attachment 28, from PDCs AP.7 through AP11, inclusive, of JAXBO) (Reference: JAXBO PDC AP.1.).
3. All activities must be performed during daylight hours (Reference: JAXBO PDC AP.6.).

4. For all projects involving the installation of piles, sheet piles, concrete slab walls or boatlift I-beams (Reference Categories A, B and C of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86):
 - a. Construction methods limited to trench and fill, pilot hole (auger or drop punch), jetting, vibratory, and impact hammer (however, impact hammer limited to installing no more than 5 per day).
 - b. Material limited to wood piles with a 14-inch diameter or less, concrete piles with a 24-inch diameter/width or less, metal pipe piles with a 36-inch diameter or less, metal boatlift I-beams, concrete slab walls, vinyl sheet piles, and metal sheet piles.
 - c. Any installation of metal pipe or metal sheet pile by impact hammer is not authorized (Reference: Categories D and E of JAXBO *PDCs for In-Water Noise from Pile and Sheet Pile Installation*, page 86.).
 - d. Projects within the boundary of the NOAA Florida Keys National Marine Sanctuary require prior approval from the Sanctuary (Reference: JAXBO PDCs AP.14 and A1.6).
5. The Permittee shall comply with the “Standard Manatee Conditions for In-Water Work – 2011” (Attachment 29).
6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant’s/Permittee’s behalf, shall conduct a search of known historical properties by contracting a professional archaeologist, and contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us. The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at <http://www.cr.nps.gov/nr/research>.
 - a. If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.
 - b. In the unlikely event that human remains are identified, the remains will be treated

in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.
8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):
 - a. All projects must be sited and designed to avoid or minimize impacts to mangroves.
 - b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:
 - (1) Removal to install up to a 4-ft-wide walkway for a dock.
 - (2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.
 - (3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.
 - (a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift), (b) is necessary to provide temporary construction access, and (c) is conducted in a manner that avoids any unnecessary trimming.
 - (b) Projects proposing to remove red mangrove prop roots waterward of the MHWL are not authorized, except for removal to install the dock walkways as described above.
9. For Projects authorized under this SPGP VI-R1 in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused

thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

10. Notifications to the Corps. For all authorizations under this SPGP VI-R1, including Self-Certifications, the Permittee shall provide the following notifications to the Corps:

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

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

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

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

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

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

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI-R1 be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI-R1 does not automatically guarantee Federal authorization.

12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.

13. Failure to comply with all conditions of the SPGP VI-R1 constitutes a violation of the Federal authorization.

14. The SPGP VI-R1 will be valid through the expiration date unless suspended or revoked

by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI-R1 will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI-R1 will be evaluated by the Corps.

15. If the SPGP VI-R1 expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI-R1 will remain in effect provided the activity is completed within 12 months of the date the SPGP VI-R1 expired or was revoked.

Special Conditions for Shoreline Stabilization activities.

16. Shoreline stabilization structures other than vertical seawalls shall be no steeper than a 2 horizontal:1 vertical slope (Reference: JAXBO PDC A1.1.4.).
17. Placement of backfill is limited to those situations where it is necessary to level the land behind seawalls or riprap.
18. Living shoreline structures and permanent wave attenuation structures can only be constructed out of the following materials: oyster breakwaters, clean limestone boulders or stone (sometimes contained in metal baskets or cages to contain the material), small mangrove islands, biologs, coir, rock sills, and pre-fabricated structures made of concrete and rebar that are designed in a manner so that they do not trap sea turtles, smalltooth sawfish, or sturgeon (Reference: JAXBO PDC A7.5.).
 - a. Reef balls or similar structures are authorized if they are not open on the bottom, are open-bottom structures with a top opening of at least 4 ft, or are pre-fabricated structures, such as reef discs stacked on a pile, and are designed in a manner that would not entrap sea turtles.
 - b. Oyster reef materials shall be placed and constructed in a manner that ensures that materials will remain stable and that prevents movement of materials to surrounding areas (e.g., oysters will be contained in bags or attached to mats and loose cultch must be surrounded by contained or bagged oysters or another stabilizing feature) (Reference: JAXBO PDC A7.2.).
 - c. Oyster reef materials shall be placed in designated locations only (i.e., the materials shall not be indiscriminately dumped or allowed to spread outside of the reef structure) (Reference: JAXBO PDC A7.3.)
 - d. Wave attenuation structures must have 5 ft gaps at least every 75 ft in length as measured parallel to the shoreline and at the sea floor, to allow for tidal flushing and species movement (Reference: JAXBO PDC A7.6.).

- e. Other materials are not authorized by this SPGP VI-R1 (Reference: JAXBO PDC A7.5.).

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

- 19. Chickees must be less than 500 ft² and support no more than 2 slips (Reference: JAXBO PDC A2.1.6.).
- 20. The design and construction of a Project over marsh (emergent vegetation) must comply with the following:
 - a. The piling-supported structure shall be aligned so as to have the smallest over- marsh footprint as practicable.
 - b. The over-marsh portion of the piling-supported structure (decking) shall be elevated to at least 4 feet above the marsh floor.
 - c. The width of the piling-supported is limited to a maximum of 4 feet. Any exceptions to the width must be accompanied by an equal increase in height requirement.
- 21. Mangroves. For pile-supported structures, the following additional requirements for mangroves found in the joint U.S. Army Corps of Engineers’/National Marine Fisheries Service’s “Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat” U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) shall apply:
 - a. The width of the piling-supported structure is limited to a maximum of 4 feet.
 - b. Mangrove clearing is restricted to the width of the piling-supported structure.
 - c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.
- 22. Regarding SAV, the design and construction of a Project must comply with the following:
 - a. A pile supported structure
 - (1) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and
 - (2) that is within the range of seagrass (estuarine waters within all coastal

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

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

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

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "*Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat*" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

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

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

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

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

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

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

(d) A pile supported structure

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

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

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

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

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

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

(i) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the

protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.

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

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

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

23. North Atlantic Right Whale. The attached North Atlantic Right Whale Information Form (Attachment 30) describes the presence of North Atlantic right whales in the area and the Federal regulations governing the approach to North Atlantic right whales. The FDEP or Designee will attach the North Atlantic Right Whale Information Form to their authorizations for any dock project (new construction, repair, or replacement) at a private residence located within 11 nautical miles of an inlet that leads to areas within the known range of North Atlantic right whale. These zones, with an 11 nm radius, are described by the North Atlantic Right Whale Educational Sign Zones, Attachment 7 (from Section 2.1.1.4 of JAXBO, pages 31 and 32, inclusive). (Reference JAXBO PDC A2.4).
24. Educational Signs. For commercial, multi-family, or public facilities, and marine events, signs must be posted as described below (Reference: These replicate JAXBO PDCs A.2.2 and A.2.2.1 to A.2.2.3., inclusive, within the table PDCs Specific to Activity 2 - Pile

Supported Structures and Anchored Buoys, starting on page 112.):

a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at: (<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>). The signs required to be posted by area are stated below: <https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>

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

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

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

25. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 –Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.

(2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.

26. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).

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

JAXBO PDC A2.9.).

28. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).
29. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).
30. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):
 - (1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.
 - (2) No other pile-supported structures are allowed in nearshore reproductive habitat.

General Conditions for All Projects:

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

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal projects.
2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or Construction deficiencies associated with the permitted work.
 - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
 - b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).
 - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.
5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.
6. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form.
7. The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal, relocation or alteration.

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

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

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

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK 2011

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

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

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

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

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

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

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

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

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



NEW TRULINE SEAWALL & WOOD DOCK

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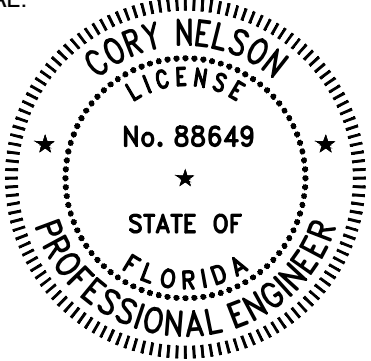
PROJECT ADDRESS:

4306 S OCEAN BLVD
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:

APH MARINE
CONSTRUCTION

SEAL:



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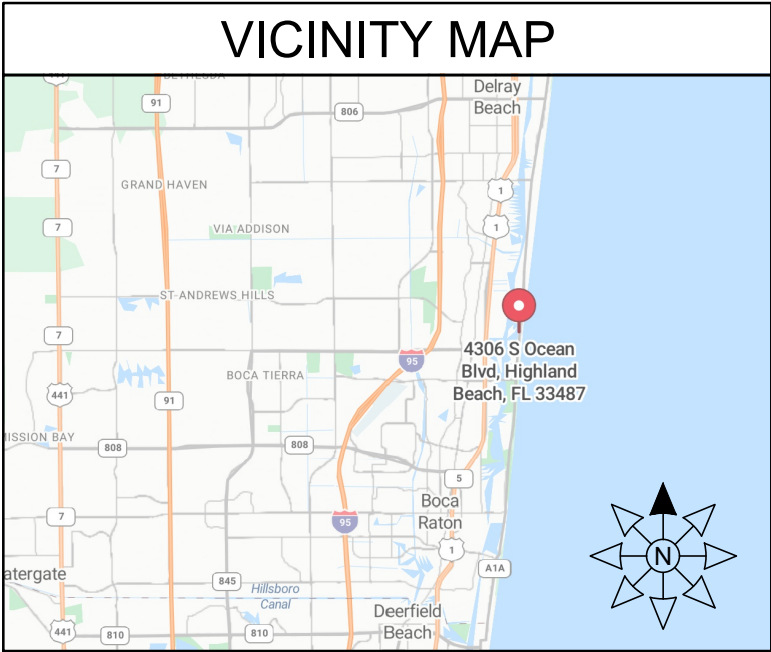
JOB NO.: 240345D		DATE: 15-Nov-24
DATE	REV.	DESCRIPTION

SHEET NAME:

TITLE SHEET

SHEET NO:

S-0

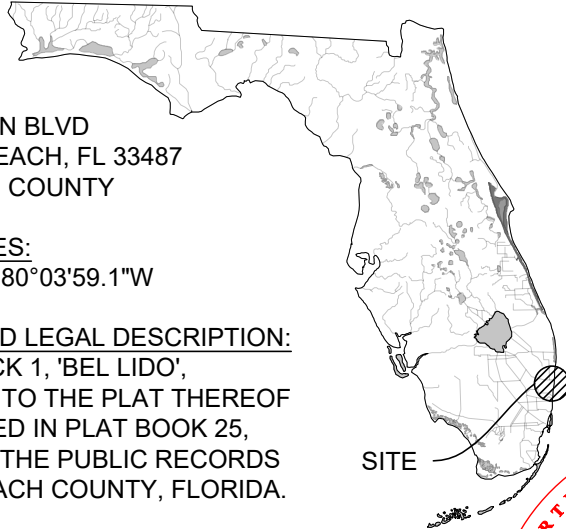


SITE LOCATION

ADDRESS:
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33487
PALM BEACH COUNTY

COORDINATES:
26°23'57.1"N, 80°03'59.1"W

ABBREVIATED LEGAL DESCRIPTION:
LOT 19, BLOCK 1, 'BEL LIDO',
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 25,
PAGE 97, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA.



SCOPE OF WORK

DEMOLITION:

1. REMOVE EXISTING WOOD DOCK.
2. PARTIALLY REMOVE EXISTING SEAWALL CAP & PILES.

NEW CONSTRUCTION:

1. INSTALL NEW 100-FT LONG TRULINE SEAWALL RESTRAINED WITH CONCRETE ANCHOR BLOCKS.
2. CONSTRUCT A NEW 5' WIDE x 90' LONG WOOD DOCK SUPPORTED BY DRIVEN TIMBER PILES.

SHEET INDEX

SHEET	DESCRIPTION
S-0	TITLE SHEET
S-1	GENERAL NOTES
S-2	EXISTING SITE PLAN
S-3	PROPOSED SITE PLAN
S-4	EXISTING SEAWALL & DOCK SECTION
S-5	PROPOSED SEAWALL SECTION
S-6	CONCRETE & PILE NOTES
S-7	SEAWALL DETAILS
S-8	SEAWALL DETAILS
S-9	WOOD NOTES & DOCK FRAMING
S-10	DOCK SECTION & DETAILS
S-11	TIMBER PILE DETAILS

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA

Permit Number
50-0454158-001,002-EE

Southeast District

APPLICABLE CODES:

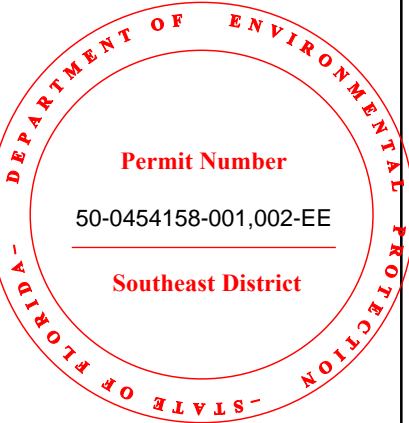
- 1. FLORIDA BUILDING CODE, 8TH EDITION, 2023 (FBC)
- 2. AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, 2022 (ASCE 7-22)
- 3. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2024 (NDS)
- 4. AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, 2019 (ACI 318-19)
- 5. AMERICAN CONCRETE INSTITUTE, GUIDE FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL CONCRETE REINFORCED WITH FRP BARS, 2015 (ACI 440.1R-15)

DESIGN CRITERIA:

- 1. WIND SPEED CRITERIA:
RISK CATEGORY II
EXPOSURE CATEGORY C
ULTIMATE WIND SPEED 170 MPH
ULTIMATE WIND UPLIFT 55 PSF / 35 PSF (ASD)
- 2. NOAA TIDE DATA:
MEAN HIGH WATER (MHW) +0.36-FT (NAVD 88)
MEAN LOW WATER (MLW) -1.99-FT (NAVD 88)
- 3. LOAD CRITERIA:
DOCK LIVE LOAD 60 PSF
DOCK DEAD LOAD 5 PSF
UPLAND LIVE LOAD SURCHARGE 60 PSF
- 4. GEOTECHNICAL REPORT BY SPECIALTY ENGINEERING CONSULTANTS, INC., DATED MARCH 4, 2024.
ACTIVE WATER PRESSURE ELEVATION MHW
PASSIVE WATER PRESSURE ELEVATION MLW
WEEP HOLES 8'-0" O.C. AT MHW
- 5. TOPOGRAPHICAL AND BOUNDARY SURVEY BY "PHILLIPS SURVEYING & MAPPING", DATED 9/26/2024.
TOP OF EXISTING SEAWALL +2.45 FEET (NAVD 88) / +4.0 (NGVD 29)
TOP OF NEW SEAWALL +6.17 FEET (NAVD 88) / +7.72 (NGVD 29)

GENERAL NOTES:

- 1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2. ALL ELEVATIONS ON DRAWINGS DEPICTED AS NAVD 88, U.N.O.
- 3. INFORMATION SHOWN ON THE DRAWINGS AS TO THEIR LOCATION AND CHARACTER HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER; THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER IS NOT LIABLE FOR ANY UNKNOWNNS THAT ARE DISCOVERED DURING CONSTRUCTION.
- 4. ALL EXISTING DIMENSIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



- 5. DO NOT SCALE THESE DRAWINGS TO OBTAIN DIMENSIONS.
- 6. NO DEVIATION FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.
- 7. THESE DRAWINGS DO NOT DEFINE THE TOTAL SCOPE OF CONSTRUCTION CONTRACT DOCUMENTS. REFER TO CONSTRUCTION MANAGER'S CONTRACT DOCUMENTS.
- 8. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.

DEMOLITION:

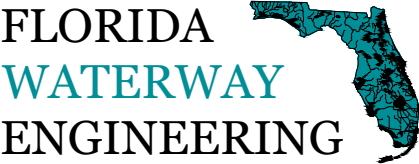
- 1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN THE CONSTRUCTION AREA. CALL 811 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS RELATED TO THE PARTIAL DEMOLITION OF THE EXISTING SEAWALL, INCLUDING SHORING, BRACING, AND PROTECTING THE STABILITY AND INTEGRITY OF EXISTING AND NEW STRUCTURES DURING DEMOLITION AND CONSTRUCTION.
- 3. STABILIZATION OF SOIL DURING DEMOLITION OF EXISTING WALLS AND CONSTRUCTION OF NEW SEAWALL IS REQUIRED. ALL ENGINEERING, DESIGNS AND MEANS AND METHODS OF CONSTRUCTION RELATED TO SOIL STABILIZATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SHOP DRAWING REVIEW:

- 1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- 2. SHOP DRAWING SUBMITTALS ARE REQUIRED FOR THE FOLLOWING ITEMS:
 - 2.1. PRECAST CONCRETE PILES
 - 2.2. CONCRETE MIX DESIGNS, COATINGS, AND SEALING COMPOUNDS
 - 2.3. STEEL PLATE, ANGLE, & ANCHOR RODS
 - 2.4. CONCRETE BAR REINFORCEMENT

TURBIDITY BARRIERS:

- 1. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- 2. USE FLOATING TURBIDITY BARRIERS WITH WEIGHTED SKIRTS EXTENDING TO WITHIN 1 FT OF THE BOTTOM AROUND ALL IN-WATER OR ADJACENT WORK AREAS.
- 3. MARK TURBIDITY BARRIERS WITH THE CONTRACTOR'S COMPANY NAME IN PERMANENT MARKINGS AT LEAST 3 INCHES HIGH ON THE TOP OF THE BARRIER.
- 4. TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN-WATER WORK.
- 5. CONTRACTOR SHALL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES DURING ALL PHASES OF WORK.



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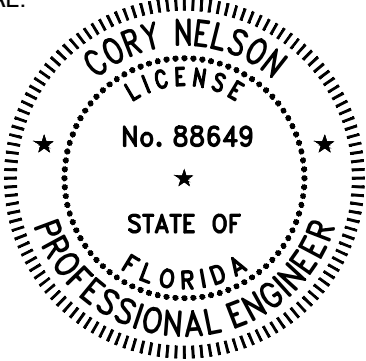
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PALM BEACH COUNTY

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APH MARINE
CONSTRUCTION

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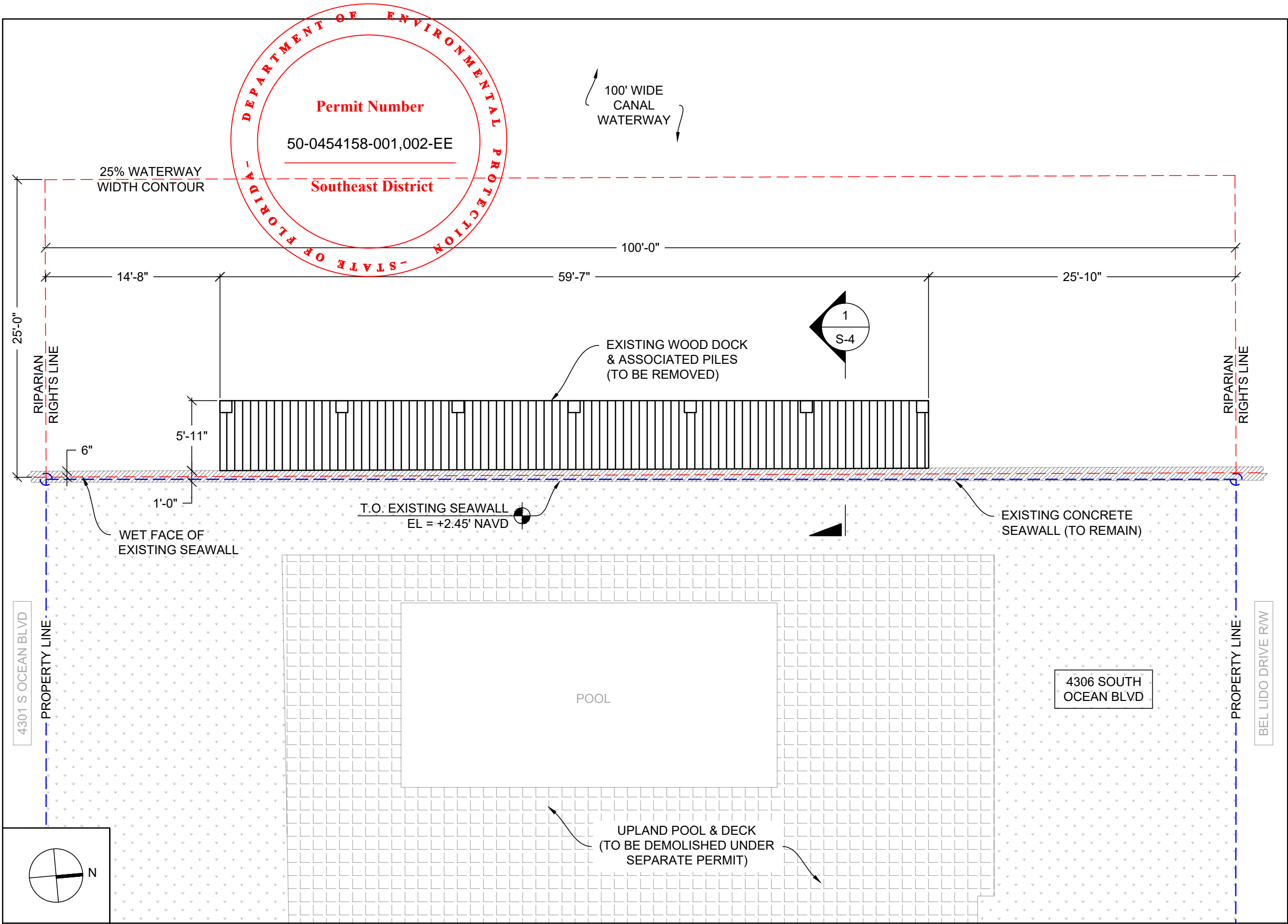
DATE	REV.	DESCRIPTION

SHEET NAME:


GENERAL
NOTES

SHEET NO:

S-1



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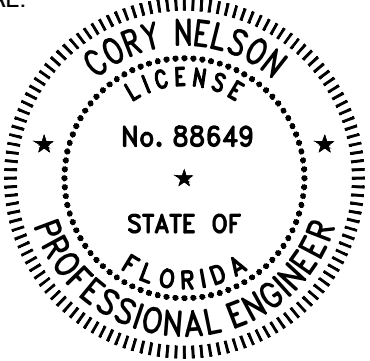
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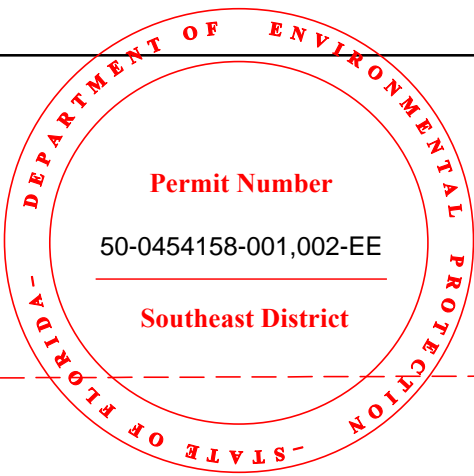
SHEET NAME:

EXISTING
SITE PLAN

SHEET NO:

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PROPOSED SCOPE	
SEAWALL (LINEAR FEET)	100
SEAWALL OVER WATER (SQUARE FEET)	50
DOCK OVER WATER (SQUARE FEET)	450
CONCRETE ANCHOR BLOCKS (#)	11
12" TIMBER DOCK PILES (#)	10

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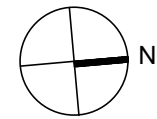
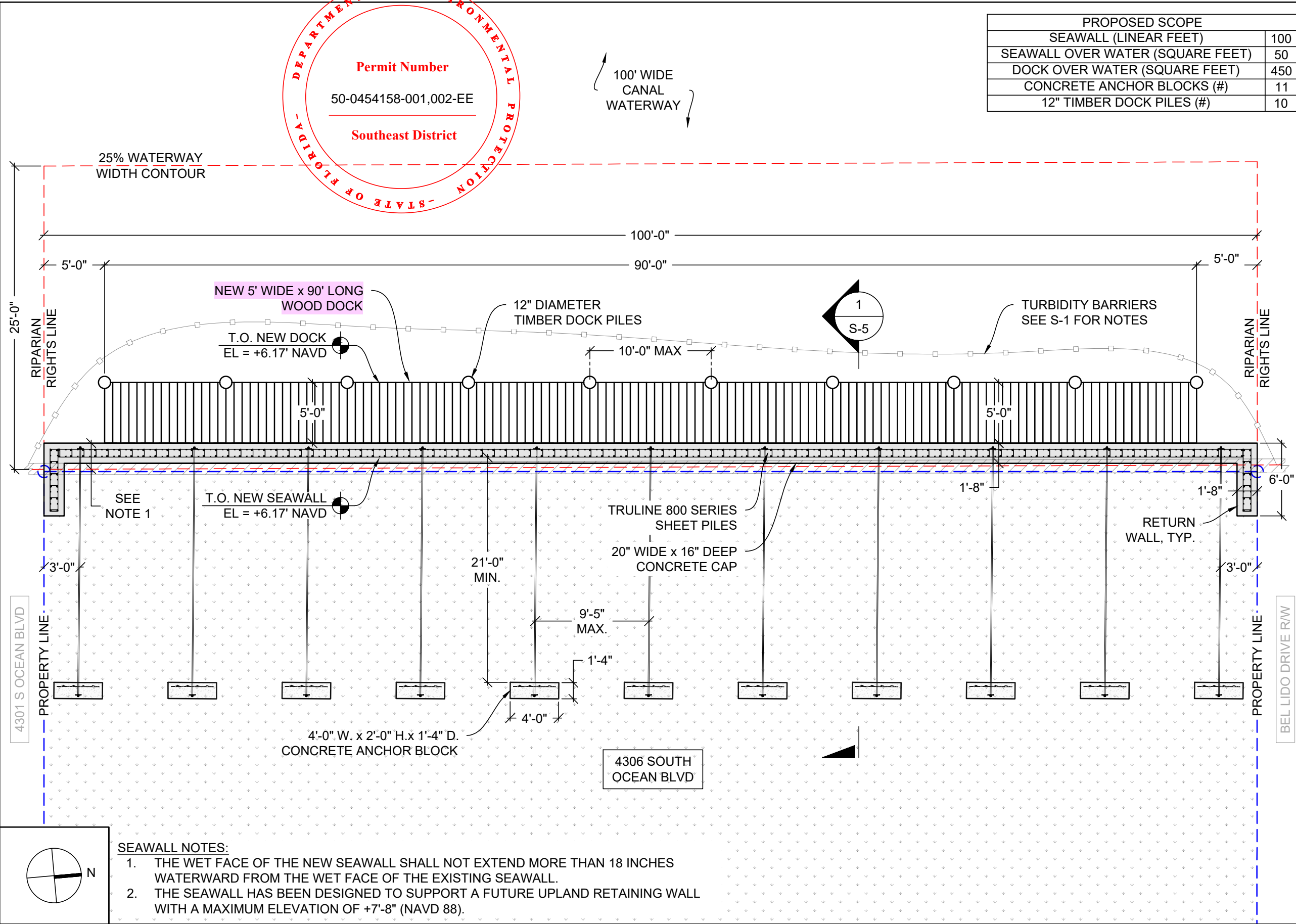
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DATE	REV.	DESCRIPTION

SHEET NAME:
**PROPOSED
SITE PLAN**

SHEET NO:
S-3



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

PROPOSED SITE PLAN

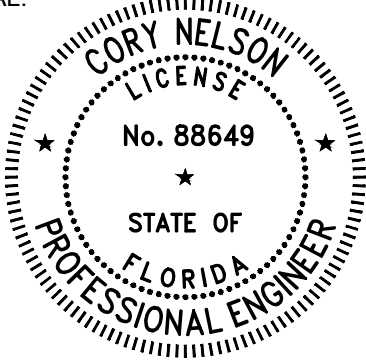
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CORY NELSON
LICENSE
No. 88649
STATE OF
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PROFESSIONAL ENGINEER

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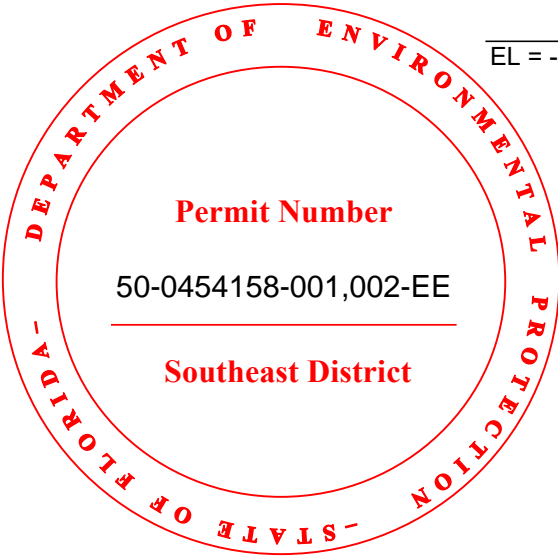
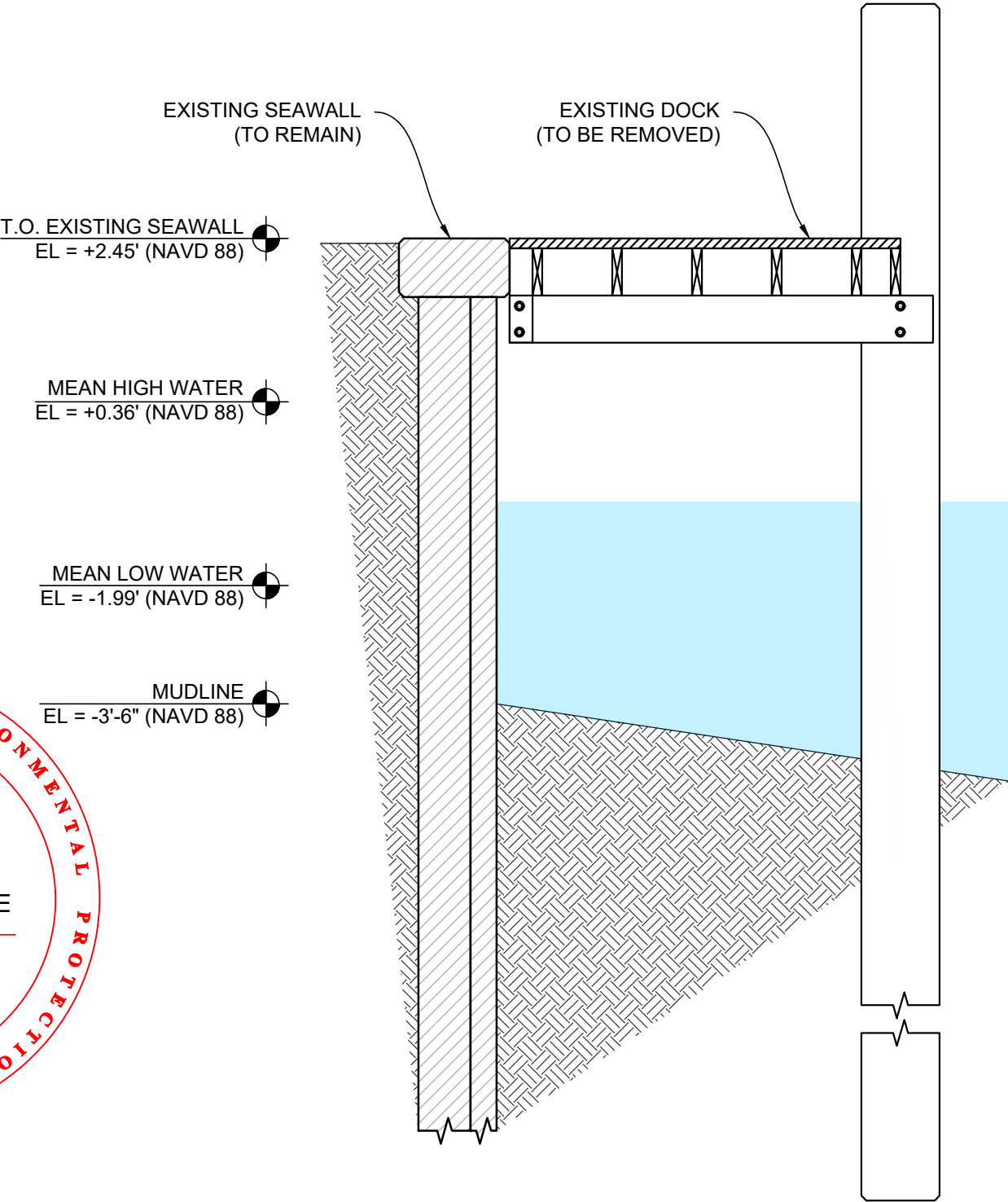
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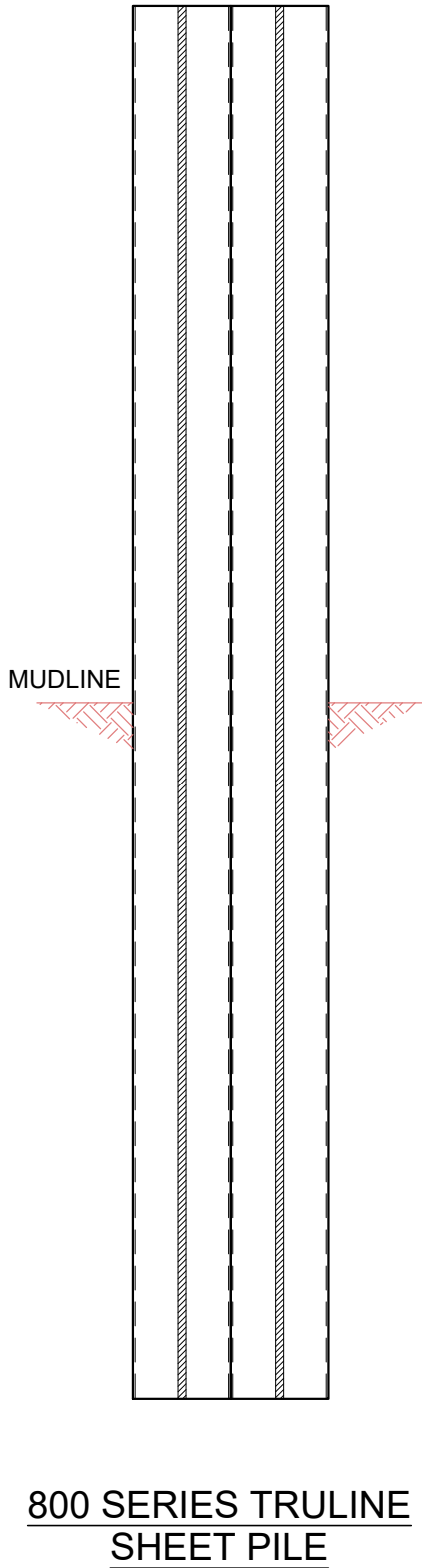
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EXISTING DOCK &
SEAWALL SECTION

SHEET NO:

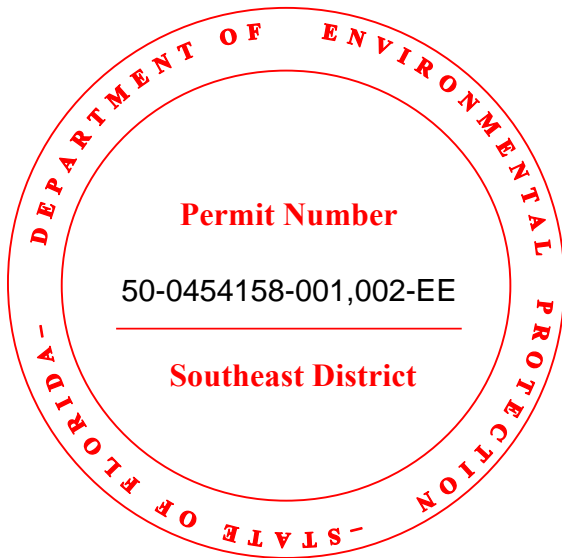
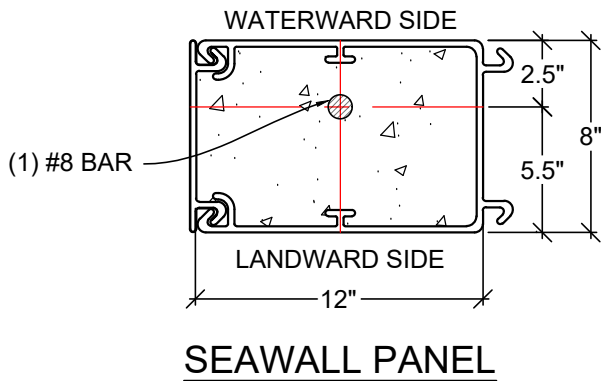
S-4





SHEET PILE NOTES:

1. EVACUATE ALL SEDIMENT TO THE BOTTOM OF THE SHEET PILE. DE-WATER EACH CELL PRIOR TO POURING AND USE A TREMIE PIPE TO PLACE THE CONCRETE.
2. COMPLETELY FILL EACH CELL WITH 5-KSI CONCRETE AND REINFORCE WITH CONTINUOUS BARS DOWN TO THE PILE TIP.
3. NO BACKFILL SHALL BE PLACED AGAINST WALLS UNLESS THE WALLS ARE ADEQUATELY BRACED.
4. INSTALL VINYL JET FILTER WEEP HOLES EVERY 8'-0" O.C. 6 INCHES ABOVE THE MEAN HIGH WATER LINE.



MATERIAL SPECIFICATIONS:

1. GFRP BAR REINFORCEMENT SHALL HAVE A GUARANTEED MINIMUM TENSILE STRENGTH OF 145 KSI AND A GUARANTEED MODULUS OF ELASTICITY OF 8,702 KSI PER ASTM D7957.
2. GFRP REINFORCEMENT SHALL NOT BE SUBSTITUTED WITH STEEL OR OTHER TYPES OF REINFORCEMENT WITHOUT APPROVAL FROM THE ENGINEER OF RECORD (EOR).
3. CONCRETE SHALL BE NORMAL WEIGHT WITH A MAXIMUM WATER/CEMENT RATIO OF 0.40 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F'C) OF 5000 P.S.I AT 28 DAYS.

REINFORCEMENT DETAILING:

4. ALL REINFORCING SHALL BE SUPPORTED BY AND SECURED TO PLASTIC BOLSTERS. THE USE OF BRICKS OR ROCKS TO SUPPORT REINFORCING IS NOT ACCEPTED.
5. A MINIMUM OF 3" CLEAR CONCRETE COVER IS REQUIRED AROUND ALL REINFORCING.
6. WHERE WALLS, BEAMS, OR FOOTINGS CHANGE DIRECTION, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS THE SPECIFIED STEEL. PROVIDE DOWELS OR LAP SPLICES OF THE APPROPRIATE CLASS TO MAINTAIN CONTINUITY.
7. BAR REINFORCEMENT LAP SPLICE LENGTH SHALL BE A MINIMUM OF 48 TIMES THE BAR DIAMETER U.N.O.

PREPARATION AND PLACEMENT:

8. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO PLACING CONCRETE TO ALLOW FOR THE INSPECTION OF REINFORCING AND FORM WORK.
9. WET WOOD FORMS IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.
10. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN BATCHED AND SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME. CONCRETE BATCHES OLDER THAN 90 MINUTES WILL BE REJECTED.
11. CONCRETE SHALL BE PLACED WITH A TREMIE PIPE FOR DROPS GREATER THAN EIGHT FEET. FREE FALL OF CONCRETE GREATER THAN EIGHT FEET IS PROHIBITED.
12. CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND MAINTAINED WITH MINIMAL MOISTURE LOSS FOR THE PERIOD NECESSARY FOR CONCRETE HARDENING.

TESTING REQUIREMENTS:

13. AT THE OWNER'S DISCRETION, SIX (6) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF AND SHALL BE TESTED AT 3, 7 AND 28 DAYS. SLUMP SHALL NOT EXCEED 5" (±1").

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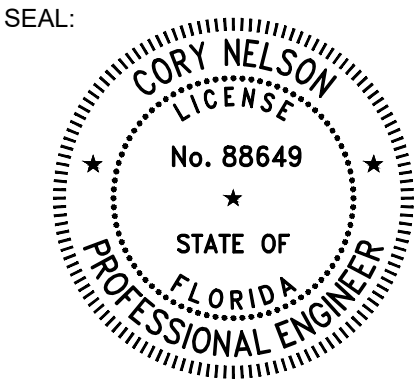
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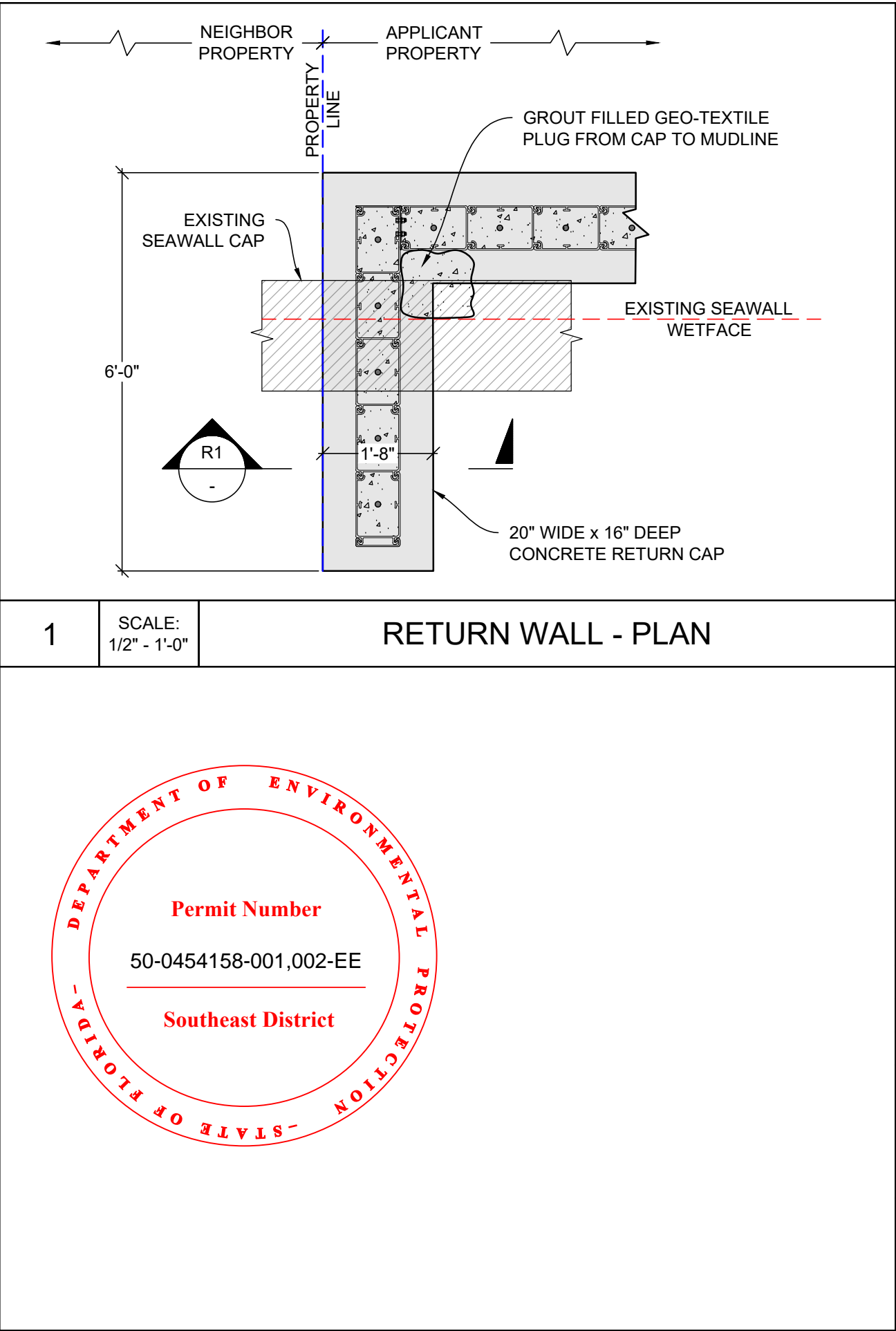
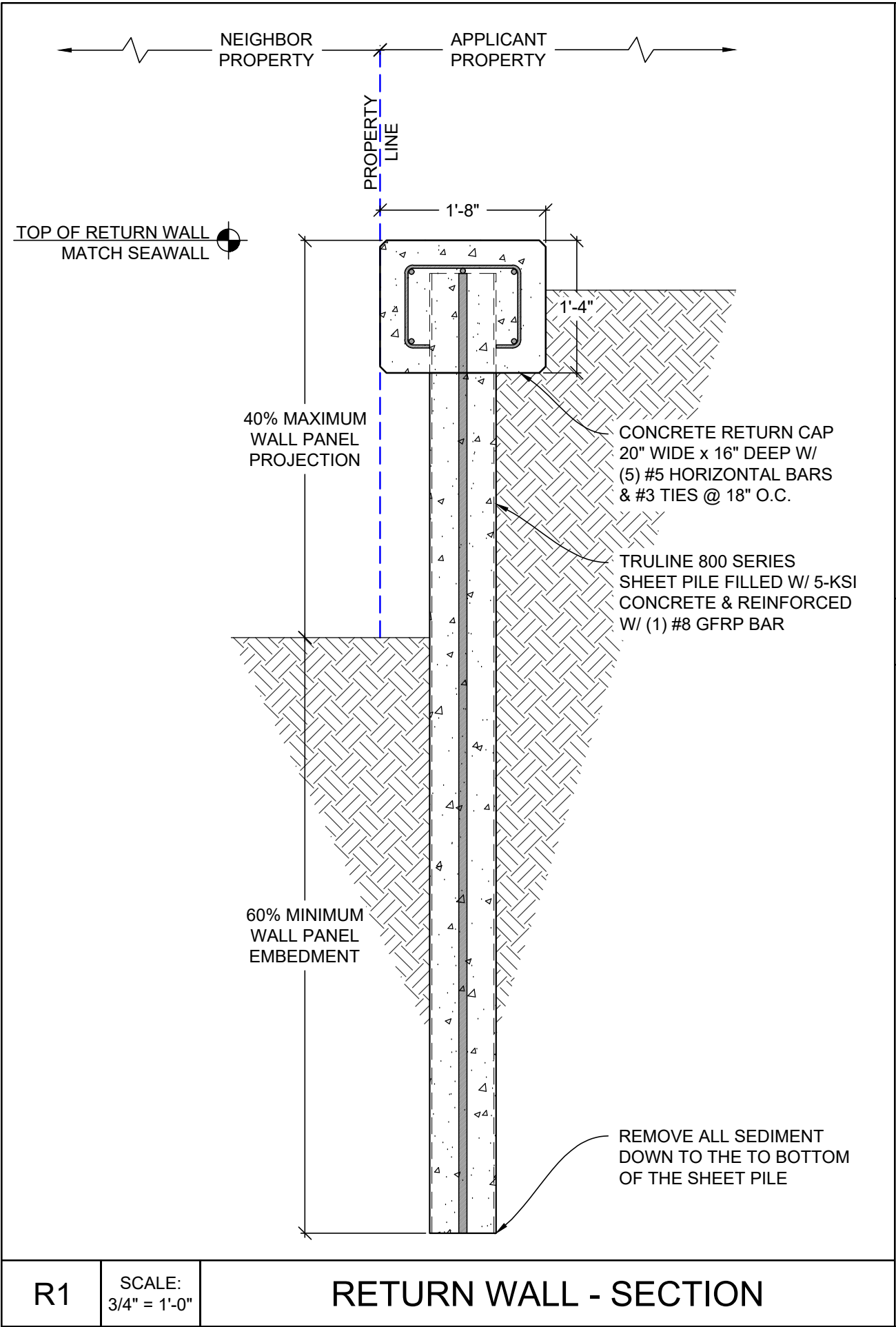
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SHEET NAME:

CONCRETE
& PILE NOTES

SHEET NO:

S-6



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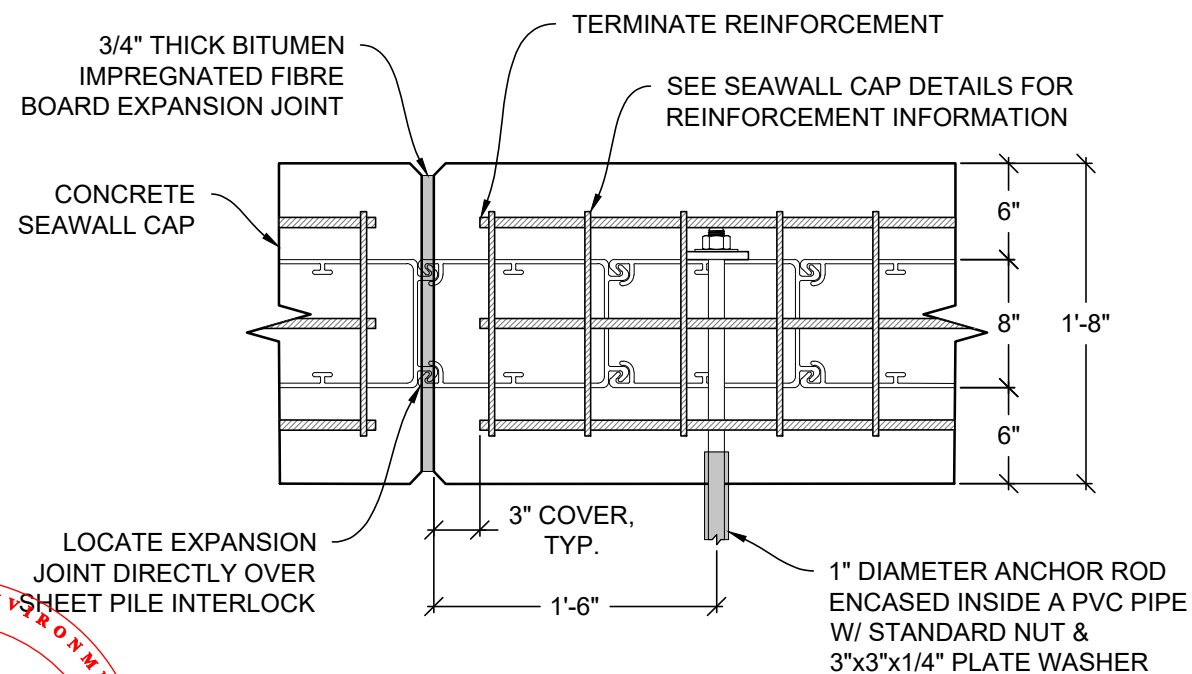
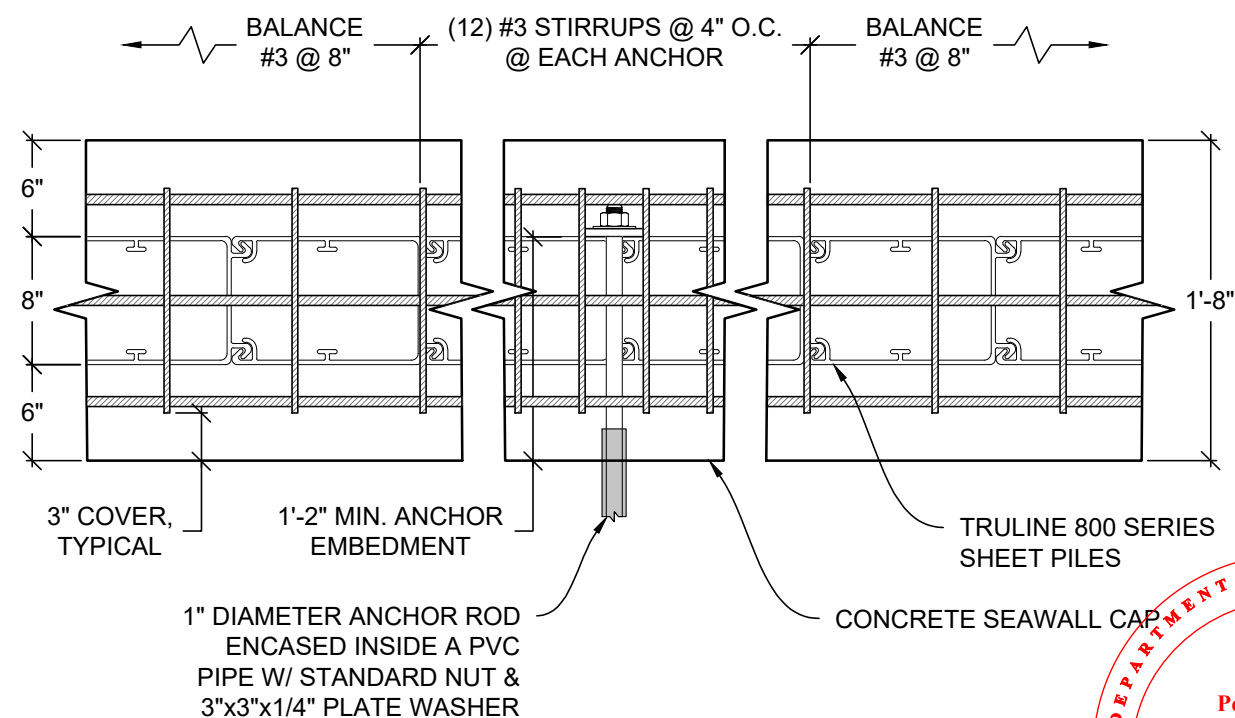
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SHEET NAME:

SEAWALL
DETAILS

SHEET NO:

S-7



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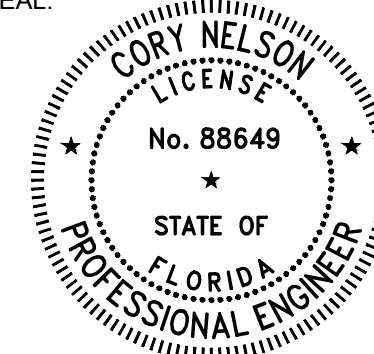
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SEAWALL DETAILS

SHEET NO:

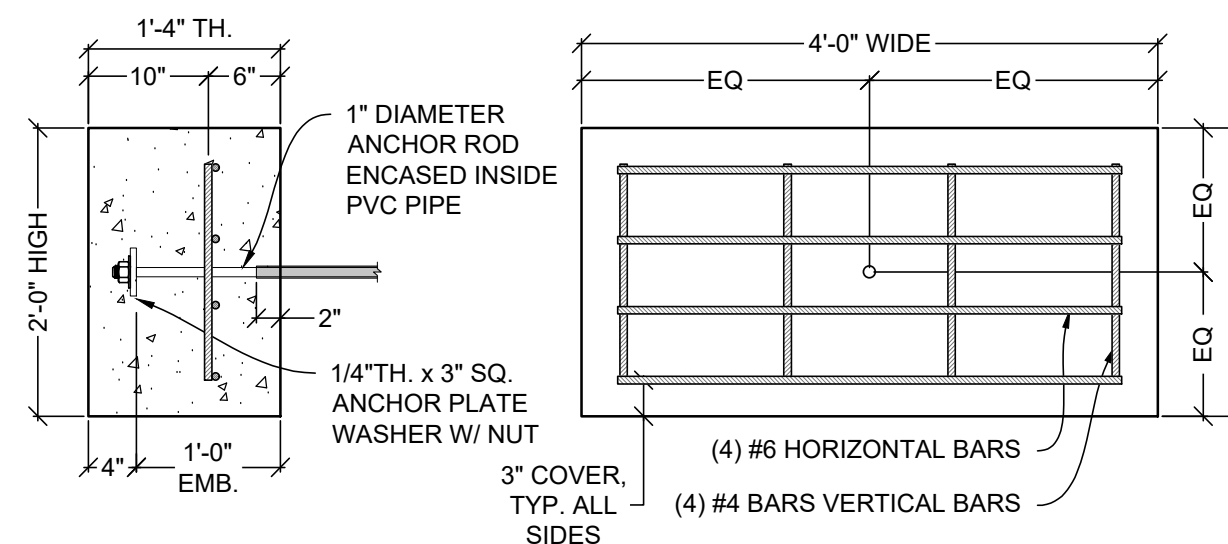
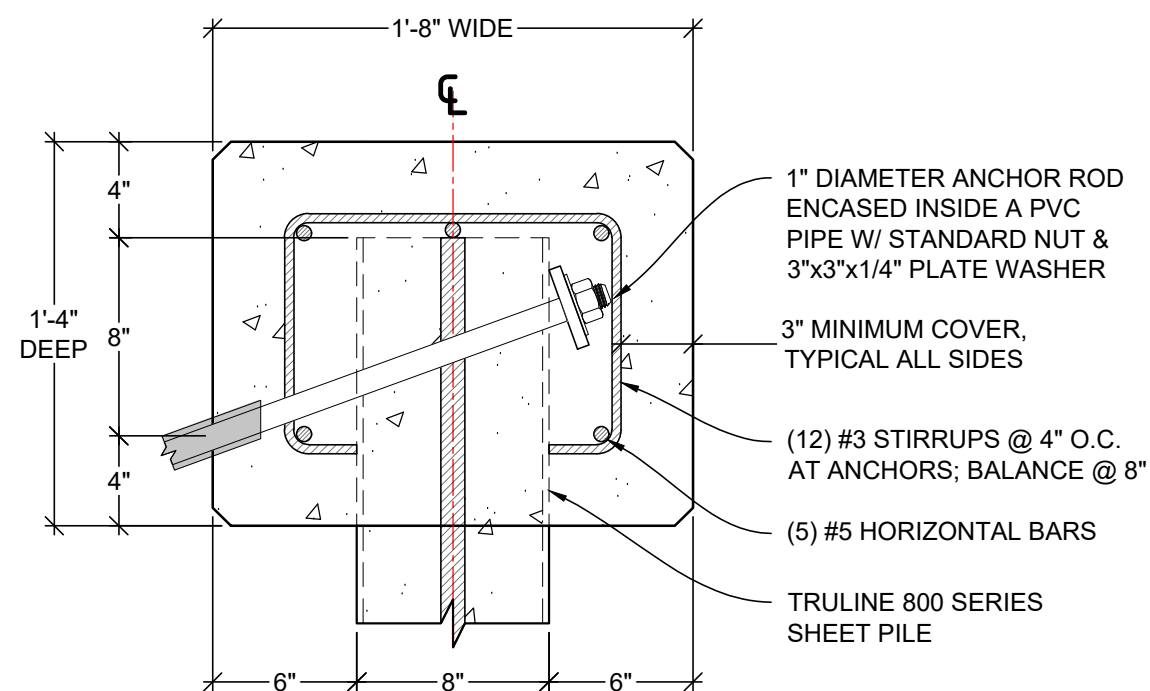
S-8

1 SCALE: 1" = 1'-0" SEAWALL CAP - PLAN

SEAWALL CAP - EXPANSION JOINT

ANCHOR BLOCK NOTES:

1. MATERIALS:
 - 1.1. TIE-ROD (ASTM F1554, GR. 55), HOT DIPPED GALVANIZED
 - 1.2. PLATE WASHER (ASTM A36), HOT DIPPED GALVANIZED
 - 1.3. HEX NUT (ASTM A563), HOT DIPPED GALVANIZED



3 SCALE: 1" = 1'-0" SEAWALL CAP - SECTION

ANCHOR BLOCK

WOOD NOTES:

1. MATERIALS:

1.1. WOOD FRAMING:

C.C.A. PRESSURE TREATED SOUTHERN PINE NO. 2

1.2. CONNECTORS:

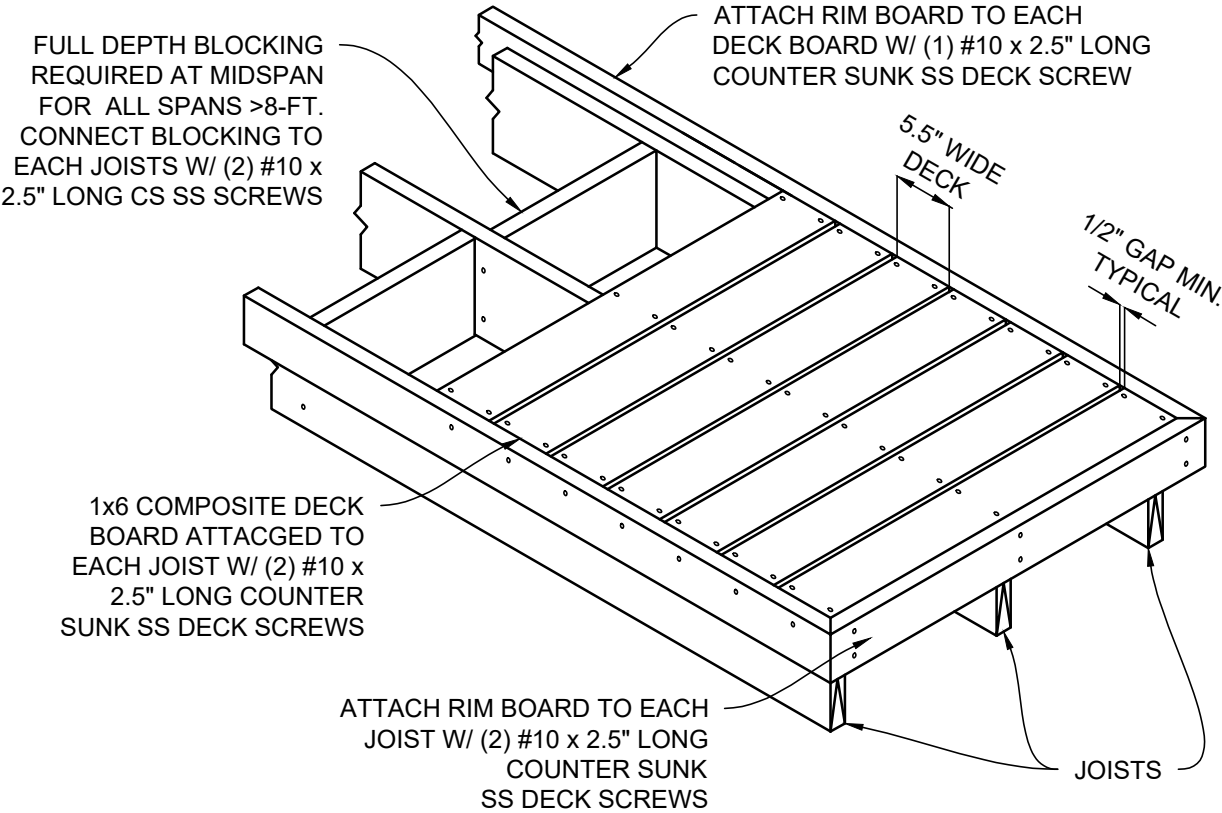
SIMPSON 316 STAINLESS STEEL

1.3. FASTENERS:

COUNTERSUNK 316 STAINLESS STEEL

1.4. BOLTS & ANCHORS:

316 STAINLESS STEEL
2. BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN AND SIDE MEMBERS.
3. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT.
4. LUMBER SIZES SHOWN IN THE DRAWINGS ARE NOMINAL SIZE. ACTUAL SIZES SHALL CONFORM TO AMERICAN LUMBER STANDARD PS-20-99.
5. FRAMING LUMBER SHALL BE SOUND, FREE OF IMPERFECTIONS, THOROUGHLY SEASONED, SURFACED FOUR SIDES, WELL MANUFACTURED AND FREE FROM WARP NOT CORRECTABLE BY BRIDGING, BLOCKING OR NAILING. MOISTURE CONTENT SHALL BE A MAX OF 19 PERCENT.



FLORIDA

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ENGINEERING



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PROJECT ADDRESS:

4306 S OCEAN BLVD
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:

APH MARINE
CONSTRUCTION

SEAL:

CORY NELSON

LICENSE

No. 88649

STATE OF FLORIDA

PROFESSIONAL ENGINEER

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JOB NO.: 240345D DATE: 15-Nov-24

DATE	REV.	DESCRIPTION

SHEET NAME:

WOOD NOTES &
DOCK FRAMING

SHEET NO:

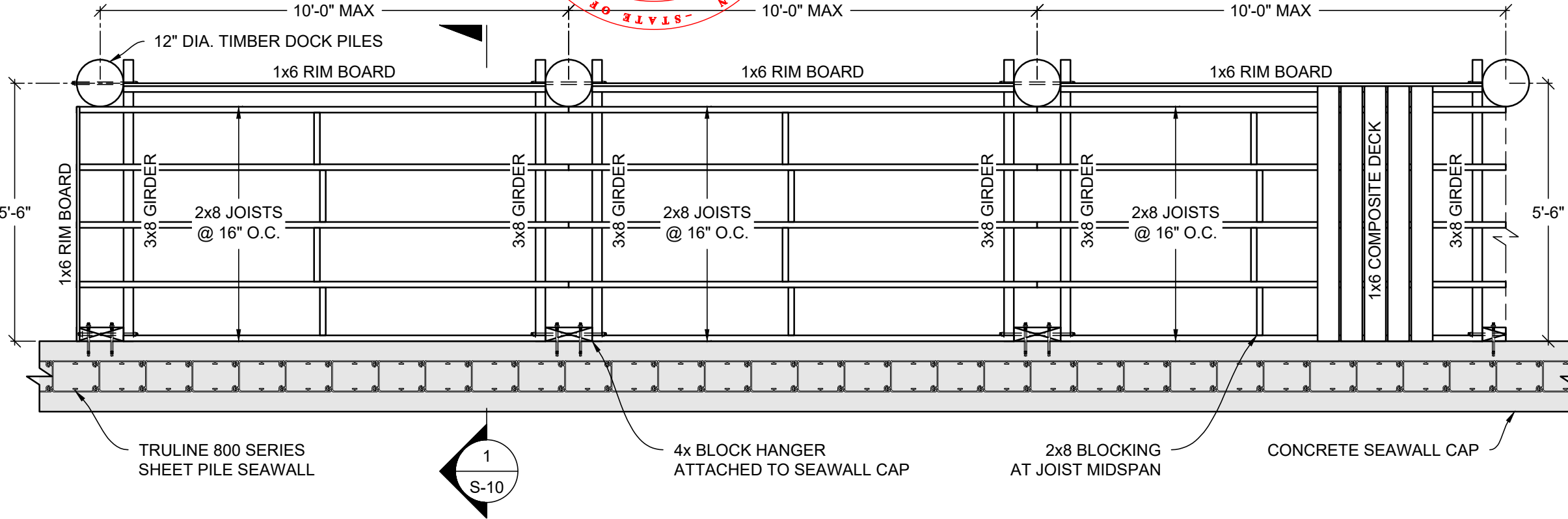
S-9

WOOD NOTES

1

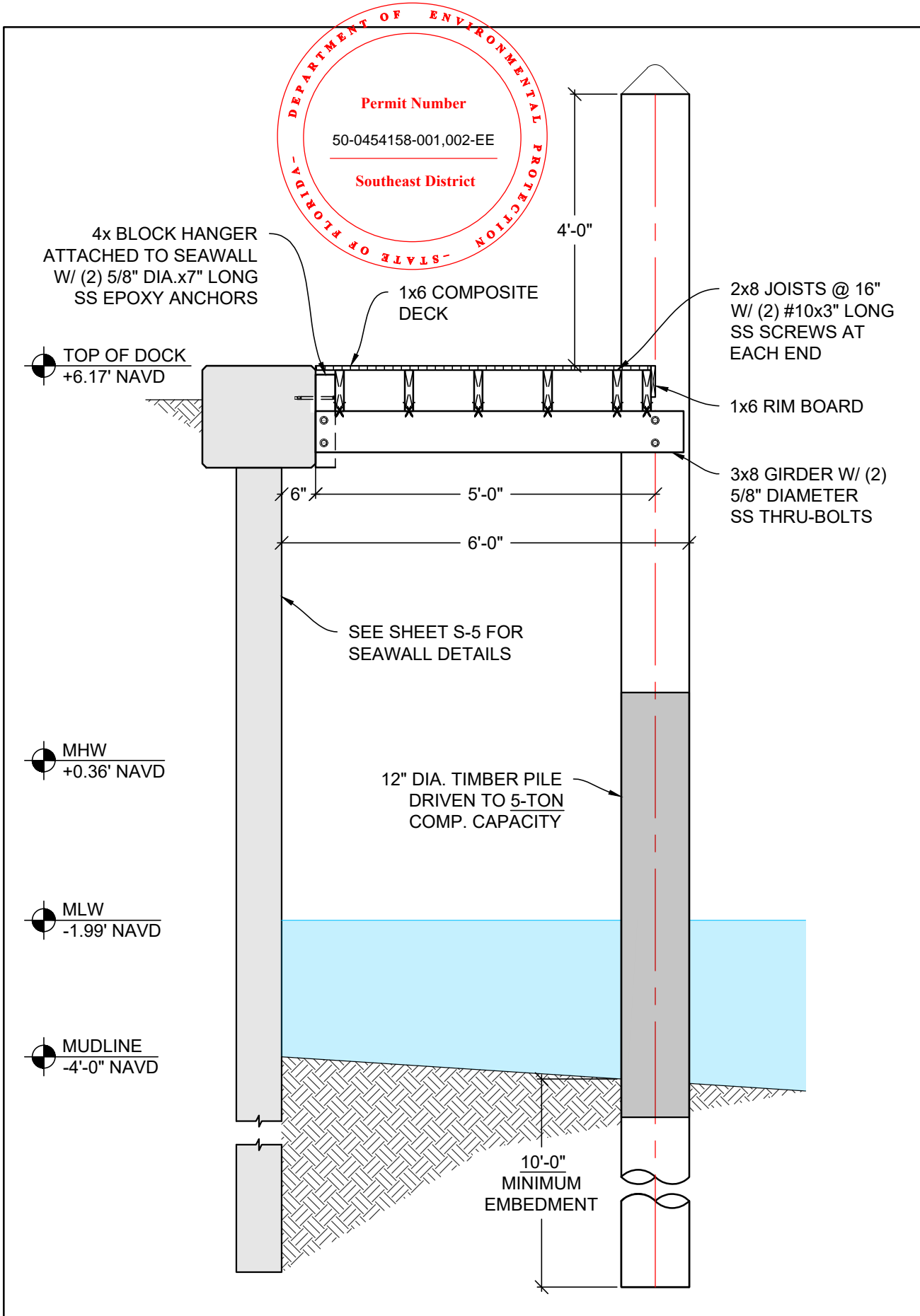
SCALE:
N.T.S.

WOOD DECK W/ RIM JOISTS

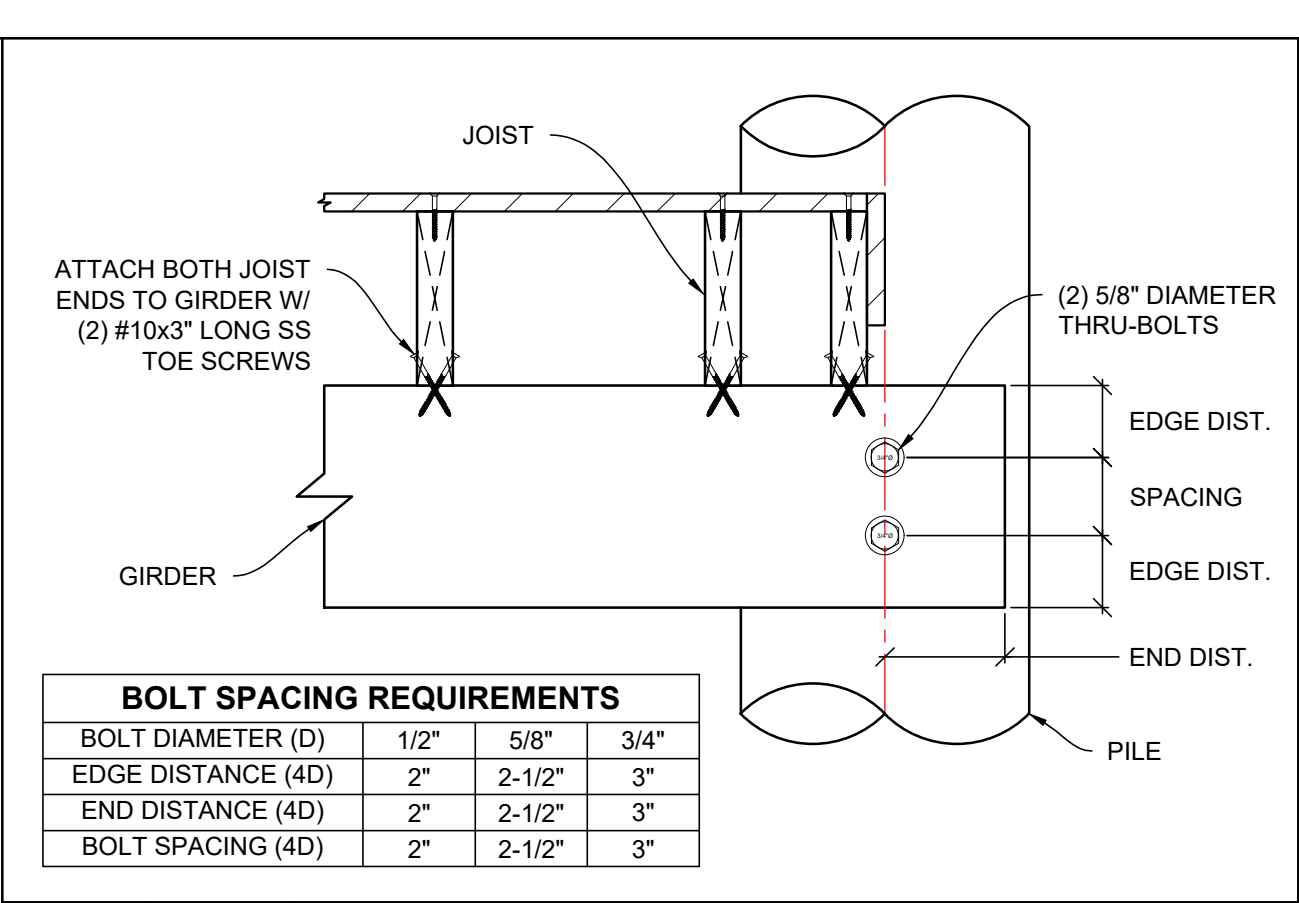


SCALE:
3/8" = 1'-0"

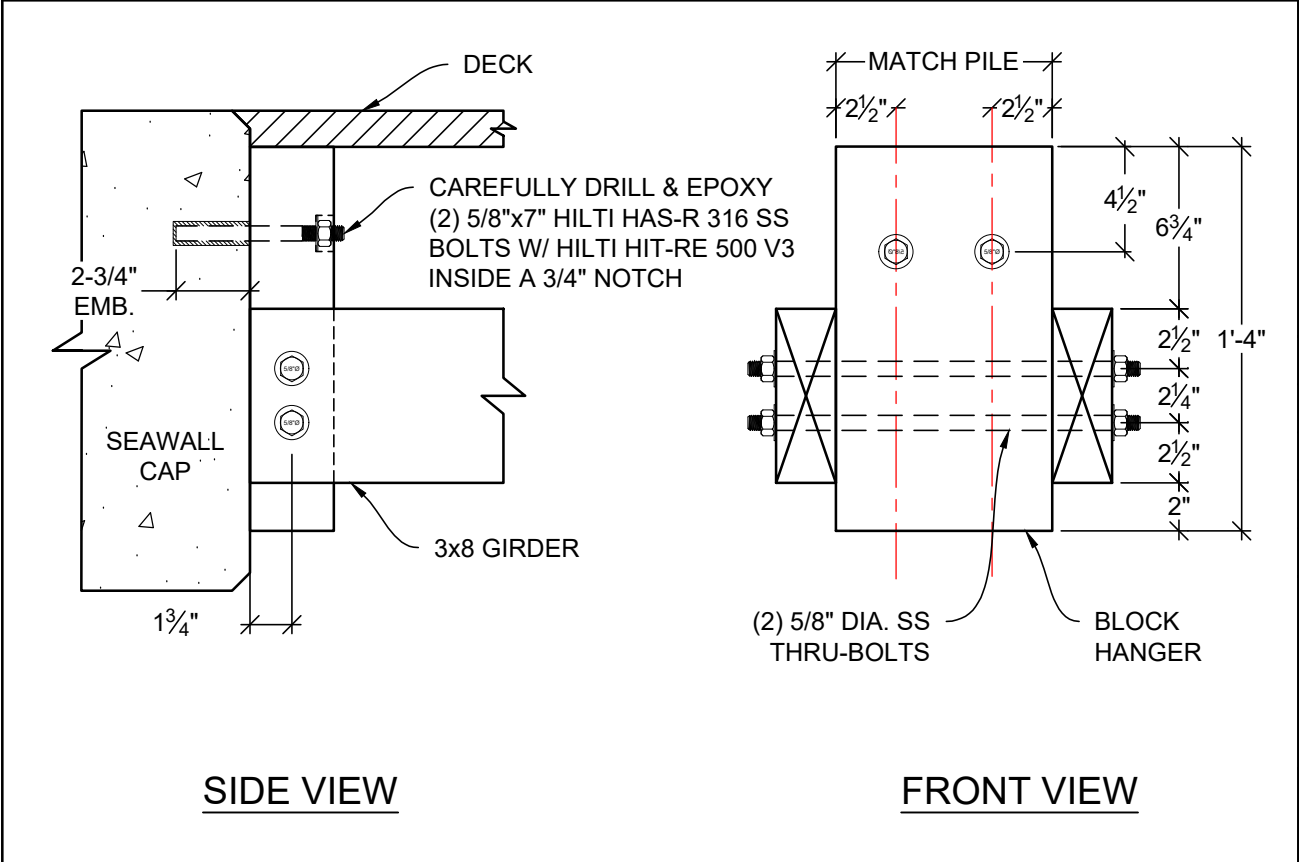
PARTIAL DOCK FRAMING PLAN



1 SCALE: 1/2" = 1'-0" MARGINAL DOCK SECTION



2 SCALE: 1 1/2" = 1'-0" TYPICAL DOCK CONNECTIONS



3 SCALE: 1 1/2" = 1'-0" 4x HANGER W/ 3x8 GIRDER

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CONSTRUCTION

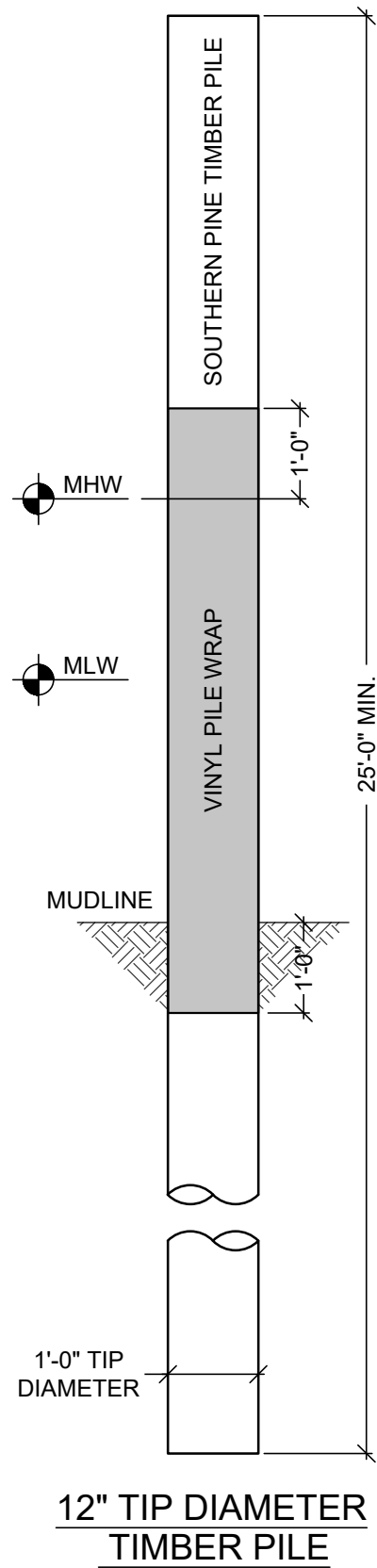
SEAL:

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JOB NO.: 240345D		DATE: 15-Nov-24
DATE	REV.	DESCRIPTION

SHEET NAME:
DOCK SECTION
& DETAILS

SHEET NO:
S-10

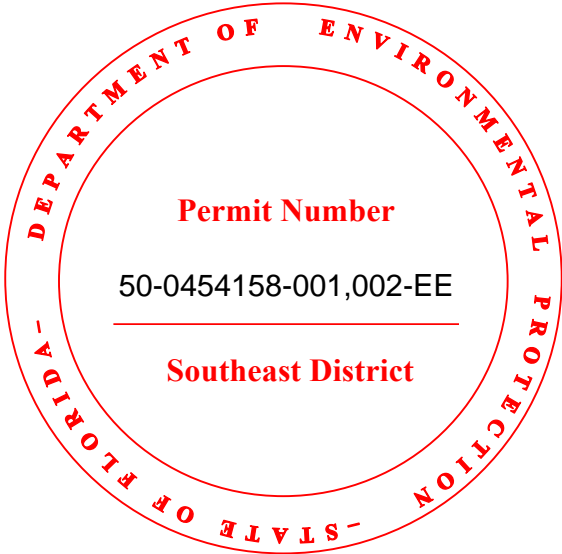


TIMBER PILE NOTES:

1. TIMBER PILES SHALL BE SOUTHERN YELLOW PINE (SYP) AND CONFORM TO ASTM D25 REQUIREMENTS.
2. SYP PILES SHALL BE PRESSURE TREATED WITH CHROMATED COPPER ARSENATE (CCA) TO A MINIMUM FINAL RETENTION OF 2.5 PCF.
3. OPTIONAL TIMBER PILE VINYL WRAP SHALL BE INSTALLED 1-FT INTO MUDLINE AND 1-FT ABOVE MHW PER MANUFACTURER INSTRUCTIONS.

PILE DRIVING NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO COMMENCING ANY PILE DRIVING ACTIVITIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS FOR EACH PILE DRIVEN, INCLUDING WIDTH, LENGTH, PENETRATION DEPTH, BLOW COUNTS, AND CUT-OFF LENGTHS.
3. PILES SHALL BE DRIVEN WITH A TOLERANCE OF NO MORE THAN 1/4" PER FOOT FROM VERTICAL OR FROM THE SPECIFIED BATTER LINE, WITH THE PILE HEAD POSITION NOT EXCEEDING A 3" DEVIATION FROM THE LOCATION SHOWN ON THE PLANS.
4. CARE MUST BE TAKEN TO AVOID EXCESSIVE VIBRATIONS. VIBRATION LEVELS SHALL BE MONITORED TO ENSURE COMPLIANCE WITH LOCAL REGULATIONS.
5. IN CASES WHERE PILES MUST PENETRATE HARD ROCK LAYERS, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE PRE-DRILLED OR PUNCHED HOLES. FINAL PENETRATION SHALL BE ACHIEVED BY DRIVING THE PILES TO THE SPECIFIED TIP ELEVATION.
6. THE PILE DRIVING HAMMER SHALL BE APPROPRIATELY SIZED TO MEET REQUIRED DRIVING RESISTANCE AND ENSURE PROPER PILE INSTALLATION.
7. SUITABLE ANVILS OR CUSHIONS, SELECTED BASED ON PILE SIZE AND MATERIAL, SHALL BE USED TO PREVENT DAMAGE WITHOUT SIGNIFICANTLY ABSORBING HAMMER ENERGY.



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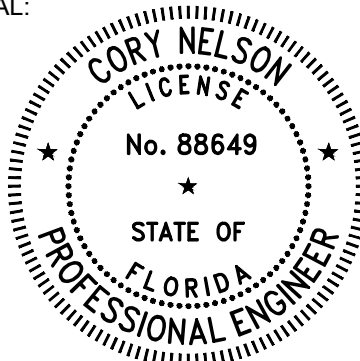


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PROJECT ADDRESS:
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HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:



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JOB NO.: 240345D		DATE: 15-Nov-24
DATE	REV.	DESCRIPTION

SHEET NAME:
TIMBER PILE
DETAILS

SHEET NO:
S-11

LEGAL DESCRIPTION

LOT 19, BLOCK 1, "BEL LIDO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 15,000 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM x COUNTY BENCHMARK "xxx", ELEVATION: xx.xxx'.
7. PROPERTY ADDRESS: 4306 S OCEAN BLVD, HIGHLAND BEACH, FL 33487
8. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER : 125111
PANEL NUMBER : 0989
DATE OF FIRM INDEX : 10/05/2017
ZONE : AE
BASE FLOOD ELEVATION : EL 6 NAVD88

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BUILDING DEPARTMENT

ABBREVIATIONS

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

LEGEND

W	WATER SERVICE	⊙	FIRE HYDRANT
E	ELECTRIC SERVICE	▢	CATCH BASIN
T	TELEPHONE BOX	⊗	LIGHT POLE
C	CABLE TV BOX	●	WOOD UTILITY POLE
D	DRAINAGE MANHOLE	■	CONCRETE UTILITY POLE
S	SANITARY MANHOLE	⊖	CLEAN OUT
W	WATER VALVE	⊥	CENTERLINE
⊖	SIGN	⊙0.00'	EXISTING ELEVATION

SURVEYOR'S CERTIFICATION

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

Todd M. Phillips

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

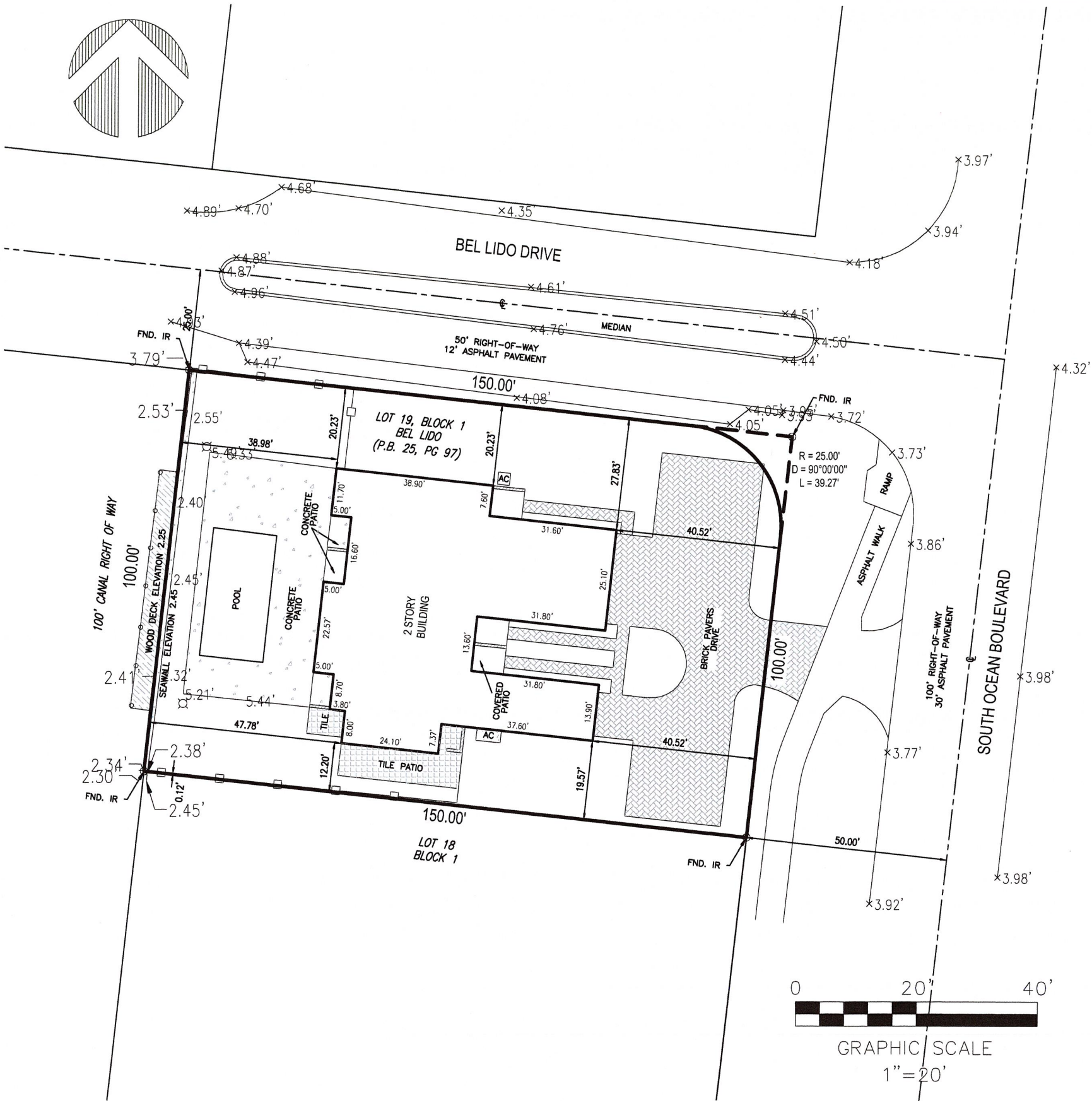
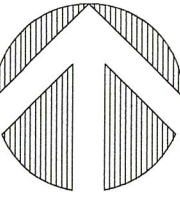
DATE OF LAST FIELD WORK: SEPTEMBER 09, 2024

NO.	DATE	BY	CK'D	REVISION
1				

JOB NO. 24-350
SCALE 1" = 30'
DRAWN CT
CHECKED TMR
SHEET

SEAL

Page 107



PHILLIPS
SURVEYING & MAPPING

233 GOOLSBY BLVD
DEERFIELD BEACH, FL 33442
Certificate of Authorization LB8240
Tel: (561) 757-5111
www.psmsurvey.com

BOUNDARY/TOPOGRAPHIC SURVEY/DOCK LOCATION
4306 S OCEAN BLVD, HIGHLAND BEACH, FL 33487

NEW TRULINE SEAWALL & WOOD DOCK

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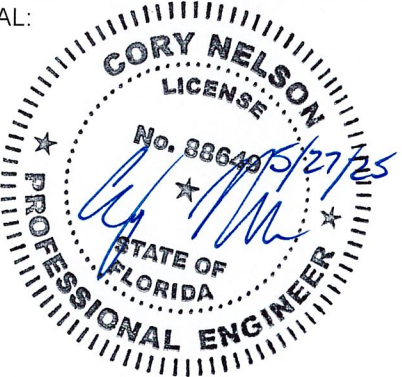


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SEAL:

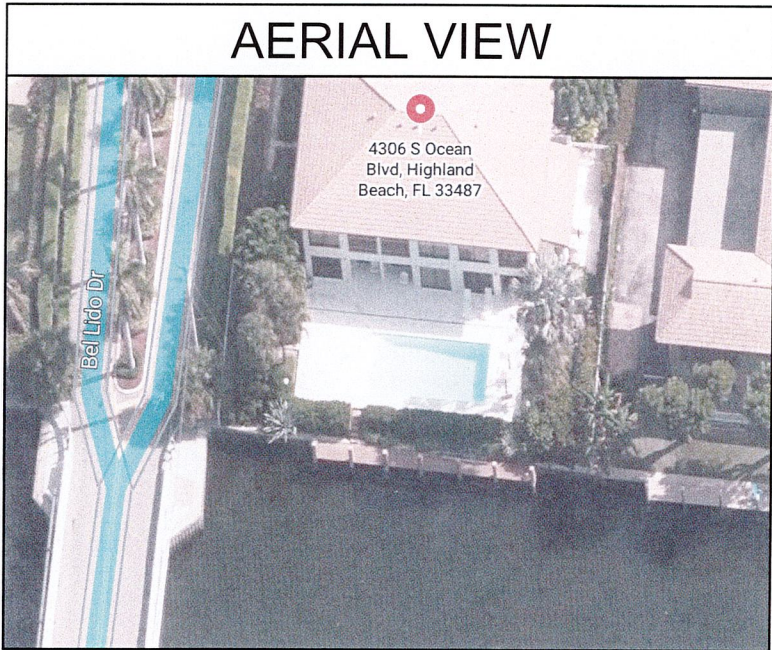
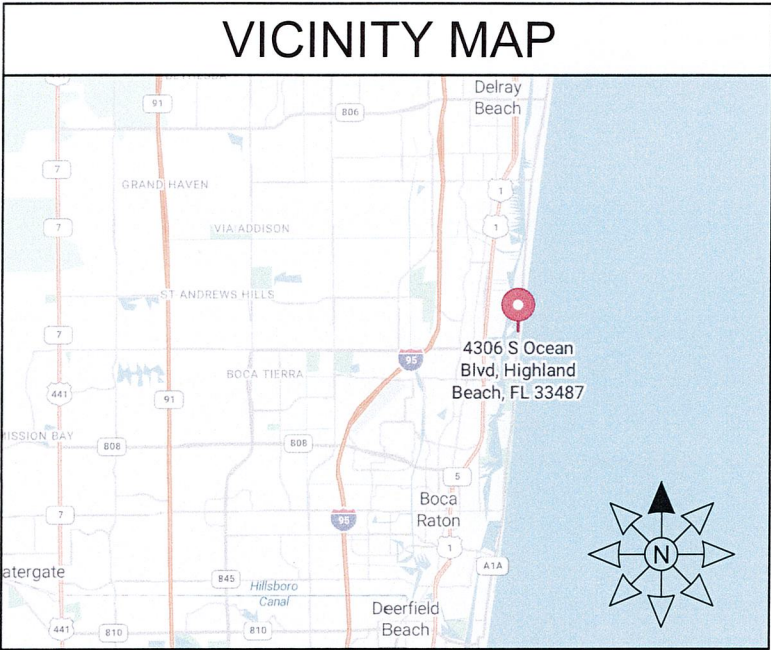


JOB NO.: 240345D DATE: 2-Apr-25

DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
TITLE SHEET

SHEET NO:
S-0

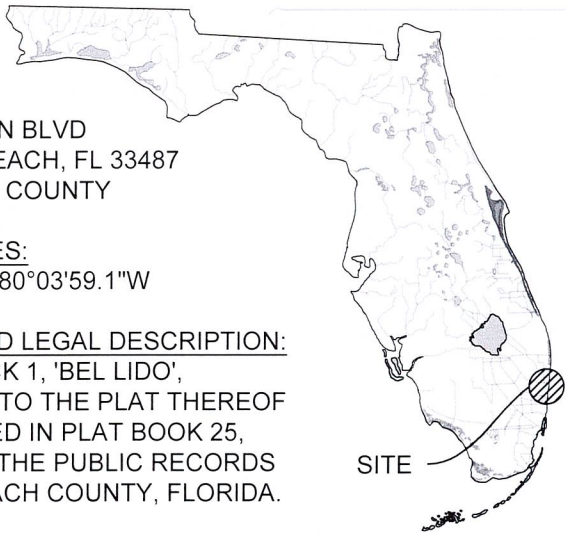


SITE LOCATION

ADDRESS:
4306 S OCEAN BLVD
HIGHLAND BEACH, FL 33487
PALM BEACH COUNTY

COORDINATES:
26°23'57.1"N, 80°03'59.1"W

ABBREVIATED LEGAL DESCRIPTION:
LOT 19, BLOCK 1, 'BEL LIDO',
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 25,
PAGE 97, OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA.



SCOPE OF WORK

DEMOLITION:

1. REMOVE EXISTING WOOD DOCK.
2. PARTIALLY REMOVE EXISTING SEAWALL CAP & PILES.

NEW CONSTRUCTION:

1. INSTALL NEW 100-FT LONG TRULINE SEAWALL RESTRAINED WITH CONCRETE ANCHOR BLOCKS.
2. CONSTRUCT A NEW 5' WIDE x 90' LONG WOOD DOCK SUPPORTED BY DRIVEN TIMBER PILES.

SHEET INDEX	
SHEET	DESCRIPTION
S-0	TITLE SHEET
S-1	GENERAL NOTES
S-2	EXISTING SITE PLAN
S-3	PROPOSED SITE PLAN
S-4	EXISTING SEAWALL & DOCK SECTION
S-5	PROPOSED SEAWALL SECTION
S-6	CONCRETE & ANCHOR NOTES
S-7	SEAWALL DETAILS
S-8	SEAWALL DETAILS
S-9	WOOD NOTES & DOCK FRAMING
S-10	DOCK SECTION & DETAILS
S-11	TIMBER PILE DETAILS

APPLICABLE CODES:

- 1. FLORIDA BUILDING CODE, 8TH EDITION, 2023 (FBC)
- 2. AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, 2022 (ASCE 7-22)
- 3. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2024 (NDS)
- 4. AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, 2019 (ACI 318-19)
- 5. AMERICAN CONCRETE INSTITUTE, GUIDE FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL CONCRETE REINFORCED WITH FRP BARS, 2015 (ACI 440.1R-15)

DESIGN CRITERIA:

- 1. WIND SPEED CRITERIA:
 - RISK CATEGORY II
 - EXPOSURE CATEGORY D
 - ULTIMATE WIND SPEED 170 MPH
 - ULTIMATE WIND UPLIFT 66 PSF / 40 PSF (ASD)
- 2. NOAA TIDE DATA - STATION 8722784:
 - MEAN HIGH WATER (MHW) +0.36-FT (NAVD 88)
 - MEAN LOW WATER (MLW) -1.99-FT (NAVD 88)
- 3. LOAD CRITERIA:
 - DOCK LIVE LOAD 60 PSF
 - DOCK DEAD LOAD 5 PSF
 - UPLAND LIVE LOAD SURCHARGE 60 PSF
- 4. GEOTECHNICAL REPORT BY SPECIALTY ENGINEERING CONSULTANTS, INC., DATED MARCH 4, 2024.
 - ACTIVE WATER PRESSURE ELEVATION MHW
 - PASSIVE WATER PRESSURE ELEVATION MLW
 - WEEP HOLES 8'-0" O.C. AT MHW
- 5. TOPOGRAPHICAL AND BOUNDARY SURVEY BY "PHILLIPS SURVEYING & MAPPING", DATED 9/26/2024.
 - TOP OF EXISTING SEAWALL +2.45 FEET (NAVD 88) / +4.00 (NGVD 29)
 - TOP OF NEW SEAWALL +7.17 FEET (NAVD 88) / +8.72 (NGVD 29)

GENERAL NOTES:

- 1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2. ALL ELEVATIONS ON DRAWINGS DEPICTED AS NAVD 88, U.N.O.
- 3. INFORMATION SHOWN ON THE DRAWINGS AS TO THEIR LOCATION AND CHARACTER HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER; THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER IS NOT LIABLE FOR ANY UNKNOWNNS THAT ARE DISCOVERED DURING CONSTRUCTION.
- 4. ALL EXISTING DIMENSIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- 5. DO NOT SCALE THESE DRAWINGS TO OBTAIN DIMENSIONS.
- 6. NO DEVIATION FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.
- 7. THESE DRAWINGS DO NOT DEFINE THE TOTAL SCOPE OF CONSTRUCTION CONTRACT DOCUMENTS. REFER TO CONSTRUCTION MANAGER'S CONTRACT DOCUMENTS.
- 8. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.

DEMOLITION:

- 1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN THE CONSTRUCTION AREA. CALL 811 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS RELATED TO THE PARTIAL DEMOLITION OF THE EXISTING SEAWALL, INCLUDING SHORING, BRACING, AND PROTECTING THE STABILITY AND INTEGRITY OF EXISTING AND NEW STRUCTURES DURING DEMOLITION AND CONSTRUCTION.
- 3. STABILIZATION OF SOIL DURING DEMOLITION OF EXISTING WALLS AND CONSTRUCTION OF NEW SEAWALL IS REQUIRED. ALL ENGINEERING, DESIGNS AND MEANS AND METHODS OF CONSTRUCTION RELATED TO SOIL STABILIZATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SHOP DRAWING REVIEW:

- 1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- 2. SHOP DRAWING SUBMITTALS ARE REQUIRED FOR THE FOLLOWING ITEMS:
 - 2.1. PRECAST CONCRETE PILES
 - 2.2. CONCRETE MIX DESIGNS, COATINGS, AND SEALING COMPOUNDS
 - 2.3. STEEL PLATE, ANGLE, & ANCHOR RODS
 - 2.4. CONCRETE BAR REINFORCEMENT

TURBIDITY BARRIERS:

- 1. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- 2. USE FLOATING TURBIDITY BARRIERS WITH WEIGHTED SKIRTS EXTENDING TO WITHIN 1 FT OF THE BOTTOM AROUND ALL IN-WATER OR ADJACENT WORK AREAS.
- 3. MARK TURBIDITY BARRIERS WITH THE CONTRACTOR'S COMPANY NAME IN PERMANENT MARKINGS AT LEAST 3 INCHES HIGH ON THE TOP OF THE BARRIER.
- 4. TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN-WATER WORK.
- 5. CONTRACTOR SHALL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES DURING ALL PHASES OF WORK.

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HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:

APH MARINE
CONSTRUCTION

SEAL:



JOB NO.: 240345D		DATE: 2-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

GENERAL
NOTES

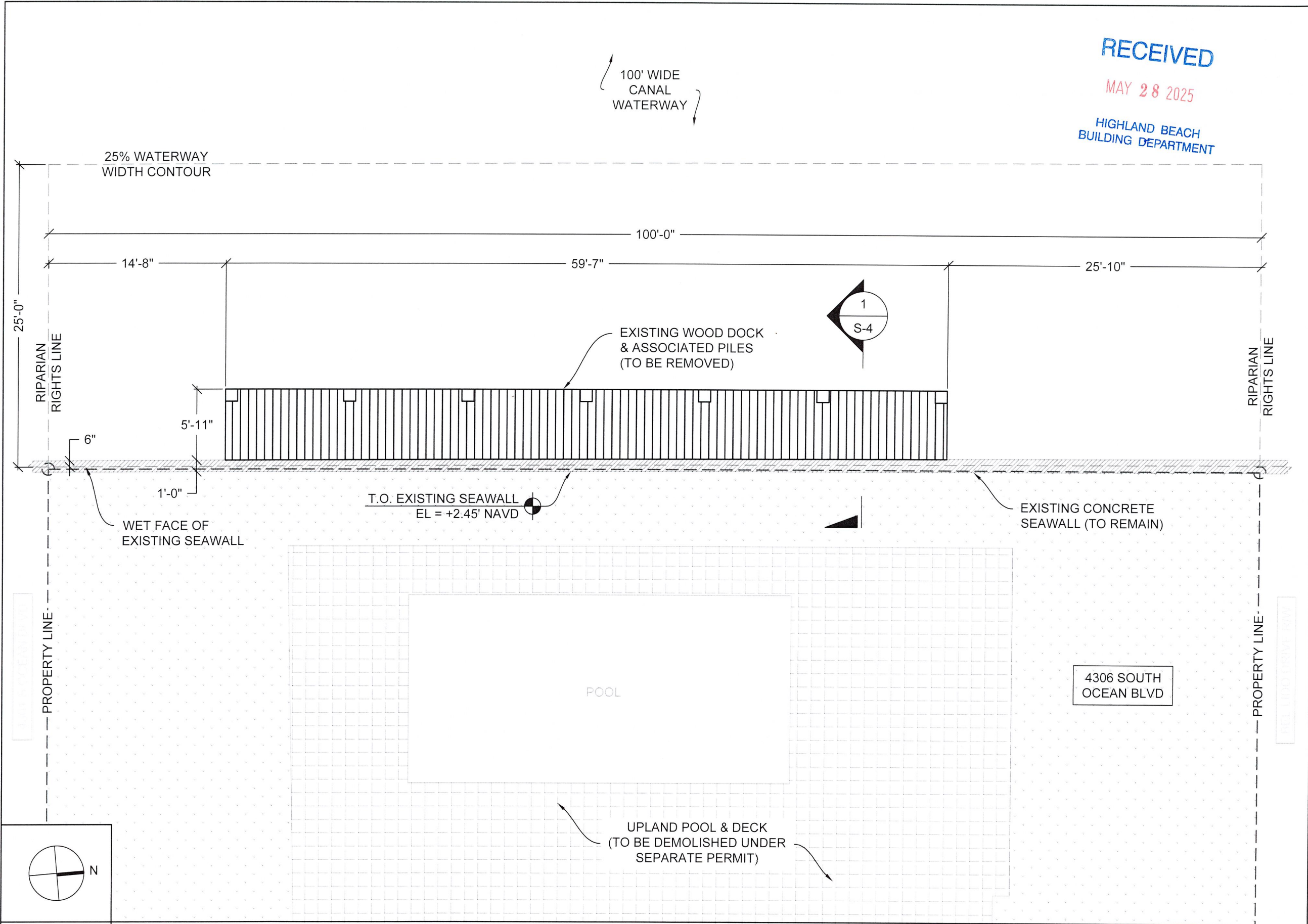
SHEET NO:

S-1

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PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:

CORY NELSON
LICENSE
No. 88649
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.: 240345D		DATE: 2-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
EXISTING
SITE PLAN

SHEET NO:
S-2

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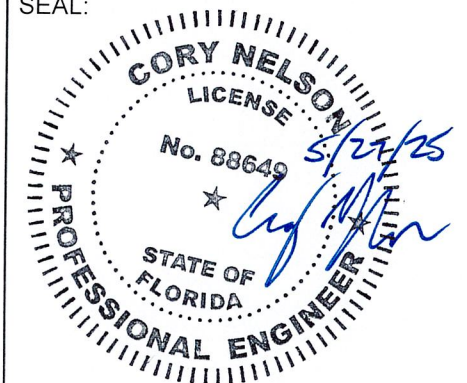
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PALM BEACH COUNTY

PREPARED FOR:

APH MARINE
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SEAL:



JOB NO.: 240345D DATE: 2-Apr-25

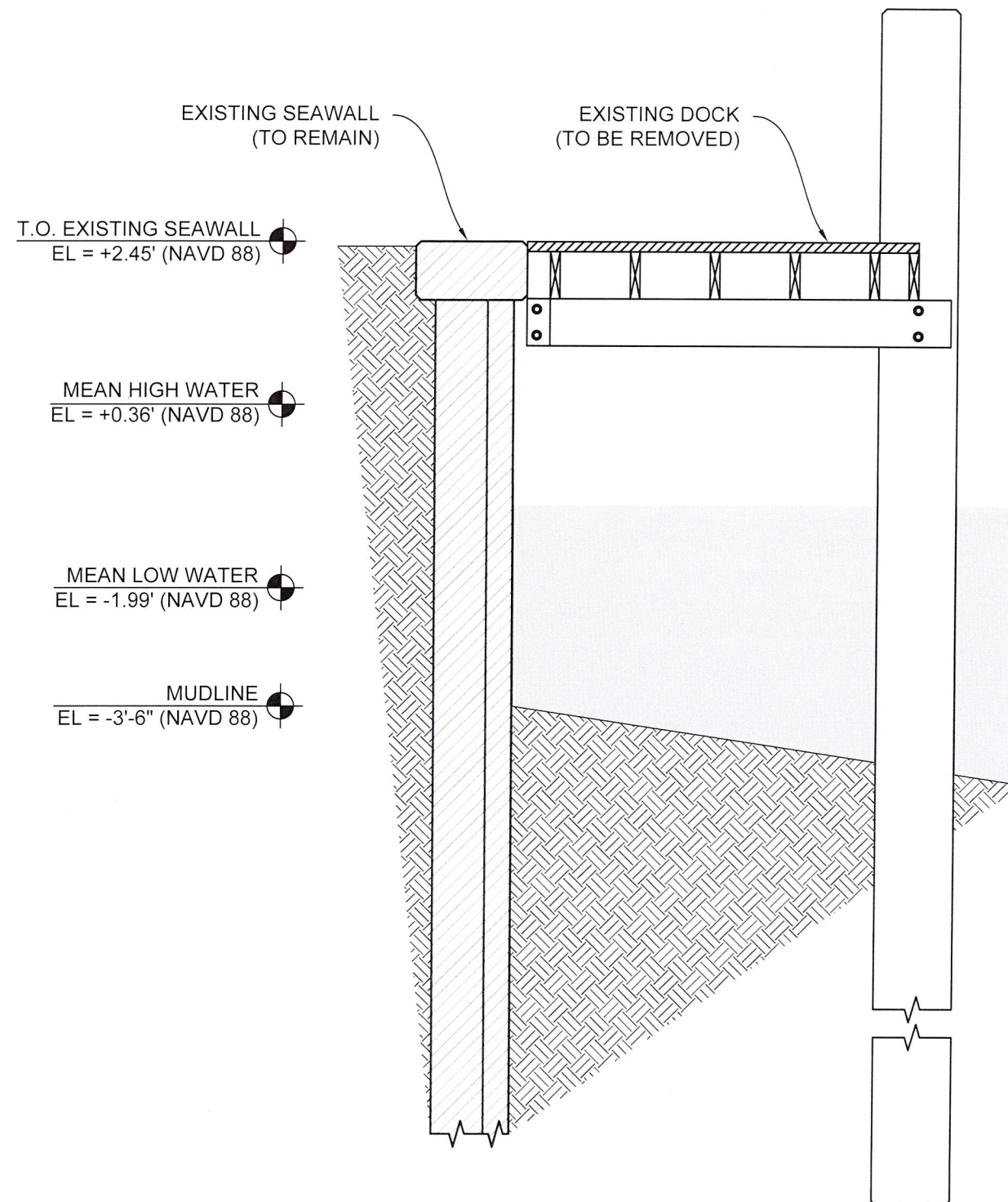
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

EXISTING DOCK &
SEAWALL SECTION

SHEET NO:

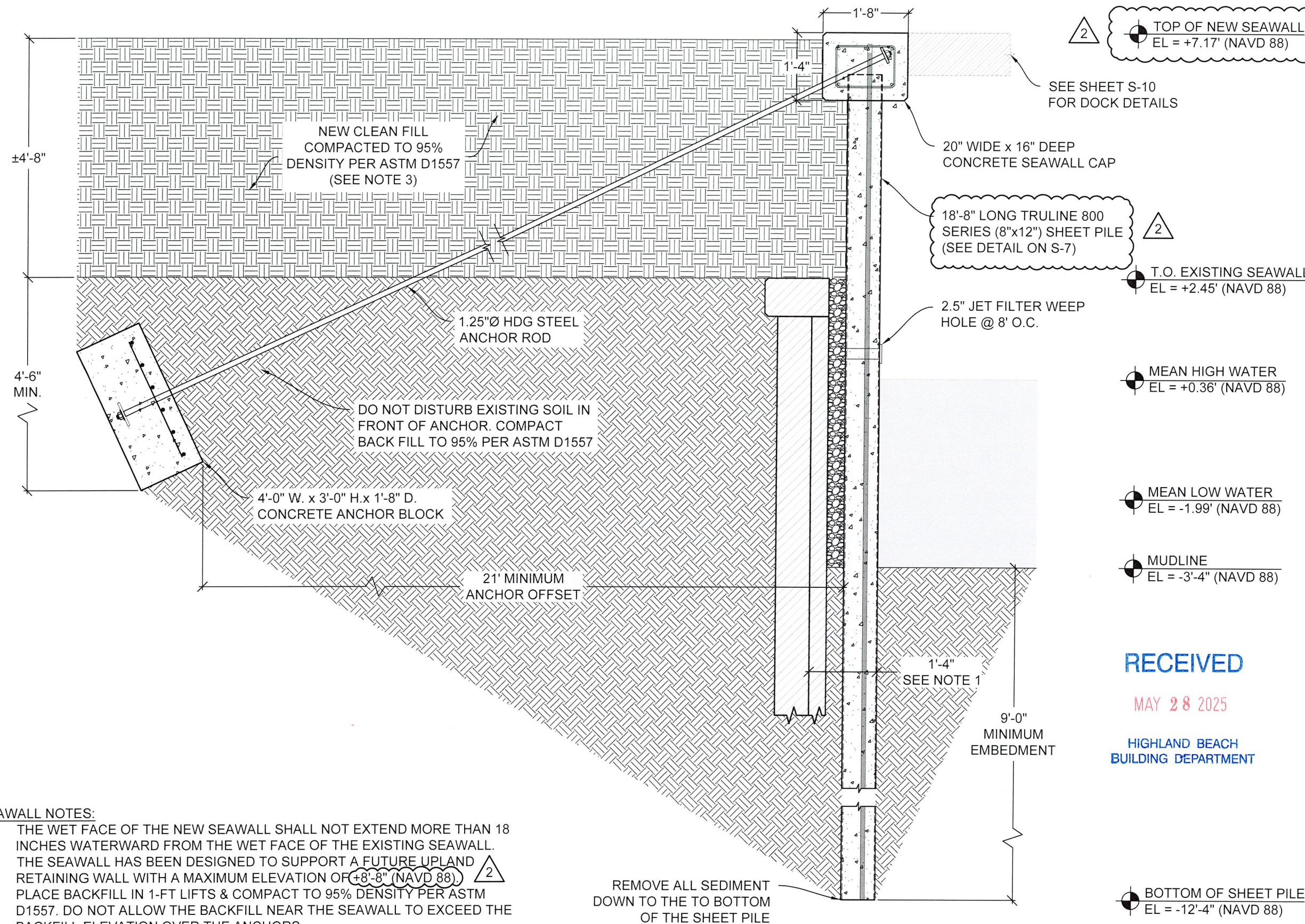
S-4



1

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

EXISTING SEAWALL & DOCK



- SEAWALL NOTES:
1. THE WET FACE OF THE NEW SEAWALL SHALL NOT EXTEND MORE THAN 18 INCHES WATERWARD FROM THE WET FACE OF THE EXISTING SEAWALL.
 2. THE SEAWALL HAS BEEN DESIGNED TO SUPPORT A FUTURE UPLAND RETAINING WALL WITH A MAXIMUM ELEVATION OF $+8'-8"$ (NAVD 88).
 3. PLACE BACKFILL IN 1-FT LIFTS & COMPACT TO 95% DENSITY PER ASTM D1557. DO NOT ALLOW THE BACKFILL NEAR THE SEAWALL TO EXCEED THE BACKFILL ELEVATION OVER THE ANCHORS.

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

NEW TRULINE SEAWALL W/ ANCHOR BLOCK

TOP OF NEW SEAWALL
EL = +7.17' (NAVD 88)

SEE SHEET S-10
FOR DOCK DETAILS

20" WIDE x 16" DEEP
CONCRETE SEAWALL CAP

18'-8" LONG TRULINE 800
SERIES (8"x12") SHEET PILE
(SEE DETAIL ON S-7)

T.O. EXISTING SEAWALL
EL = +2.45' (NAVD 88)

2.5" JET FILTER WEEP
HOLE @ 8' O.C.

MEAN HIGH WATER
EL = +0.36' (NAVD 88)

MEAN LOW WATER
EL = -1.99' (NAVD 88)

MUDLINE
EL = -3'-4" (NAVD 88)

RECEIVED

MAY 28 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

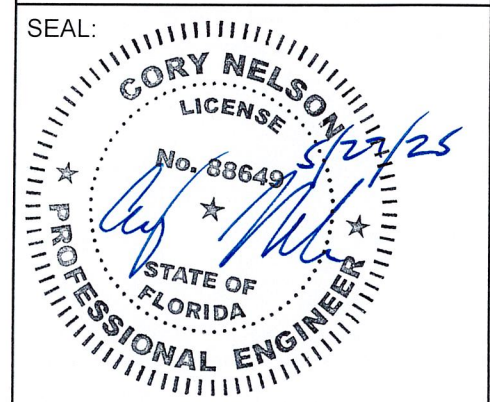
BOTTOM OF SHEET PILE
EL = -12'-4" (NAVD 88)

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Phone: (954) 406-6042

PROJECT ADDRESS:
4306 S OCEAN BLVD
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION



JOB NO.: 240345D		DATE: 2-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

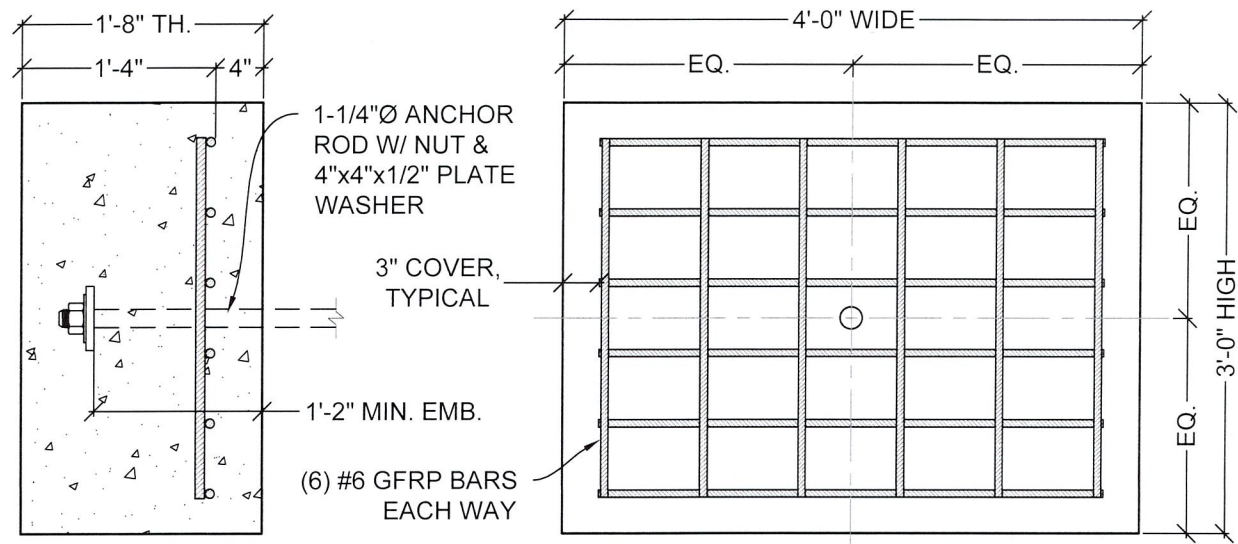
SHEET NAME:
**PROPOSED
SEAWALL SECTION**

SHEET NO:
S-5

1. MATERIALS:

1.1. TIE-ROD (ASTM F1554, GR. 55), HOT DIPPED GALVANIZED

1.2. PLATE WASHER (ASTM A36), HOT DIPPED GALVANIZED
2. ANCHOR RODS SHALL BE COATED WITH A COAL TAR EPOXY (8.0 - 10.0 MIL DFT) OR ENCASED INSIDE A GROUT FILLED PVC PIPE.



A

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

ANCHOR BLOCK

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MAY 28 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

MATERIAL SPECIFICATIONS:

1. MATERIALS

1.1. DEFORMED STEEL BARS ASTM A615, GR60 Fy = 60 KSI

1.2. GFRP BARS ASTM D7957 Fu = 145 KSI
2. ALL STEEL REINFORCEMENT SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A767 AND ACI GUIDELINES FOR CORROSION PROTECTION.
3. GFRP BAR REINFORCEMENT SHALL HAVE A GUARANTEED MINIMUM TENSILE STRENGTH OF 145 KSI AND A GUARANTEED MODULUS OF ELASTICITY OF 8,702 KSI PER ASTM D7957.
4. STEEL REINFORCEMENT SHALL NOT BE SUBSTITUTED WITH GFRP OR OTHER TYPES OF REINFORCEMENT WITHOUT APPROVAL FROM THE ENGINEER OF RECORD (EOR).
5. CONCRETE SHALL BE NORMAL WEIGHT WITH A MAXIMUM WATER/CEMENT RATIO OF 0.40 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F'C) OF 5,000 P.S.I AT 28 DAYS.

REINFORCEMENT DETAILING:

6. ALL REINFORCING SHALL BE SUPPORTED BY AND SECURED TO PLASTIC BOLSTERS. THE USE OF BRICKS OR ROCKS TO SUPPORT REINFORCING IS NOT ACCEPTED.
7. A MINIMUM OF 3" CLEAR CONCRETE COVER IS REQUIRED AROUND ALL REINFORCING.
8. WHERE SEAWALL CAPS, WALLS, BEAMS, OR FOOTINGS CHANGE DIRECTION, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS THE SPECIFIED STEEL.
9. PROVIDE DOWELS OR LAP SPLICES TO MAINTAIN CONTINUITY. BAR REINFORCEMENT LAP SPLICE LENGTH SHALL BE A MINIMUM OF 48 TIMES THE BAR DIAMETER U.N.O.

PREPARATION AND PLACEMENT:

10. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO PLACING CONCRETE TO ALLOW FOR THE INSPECTION OF REINFORCING AND FORM WORK.
11. WET WOOD FORMS IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.
12. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN BATCHED AND SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME. CONCRETE BATCHES OLDER THAN 90 MINUTES WILL BE REJECTED.
13. CONCRETE SHALL BE PLACED WITH A TREMIE PIPE FOR DROPS GREATER THAN EIGHT FEET. FREE FALL OF CONCRETE GREATER THAN EIGHT FEET IS PROHIBITED.
14. CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND MAINTAINED WITH MINIMAL MOISTURE LOSS FOR THE PERIOD NECESSARY FOR CONCRETE HARDENING.

TESTING REQUIREMENTS:

15. AT THE OWNER'S DISCRETION, SIX (6) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF AND SHALL BE TESTED AT 3, 7 AND 28 DAYS. SLUMP SHALL NOT EXCEED 5" (±1").

CONCRETE NOTES

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PREPARED FOR:

APH MARINE
CONSTRUCTION

SEAL:

JOB NO.: 240345D		DATE: 2-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

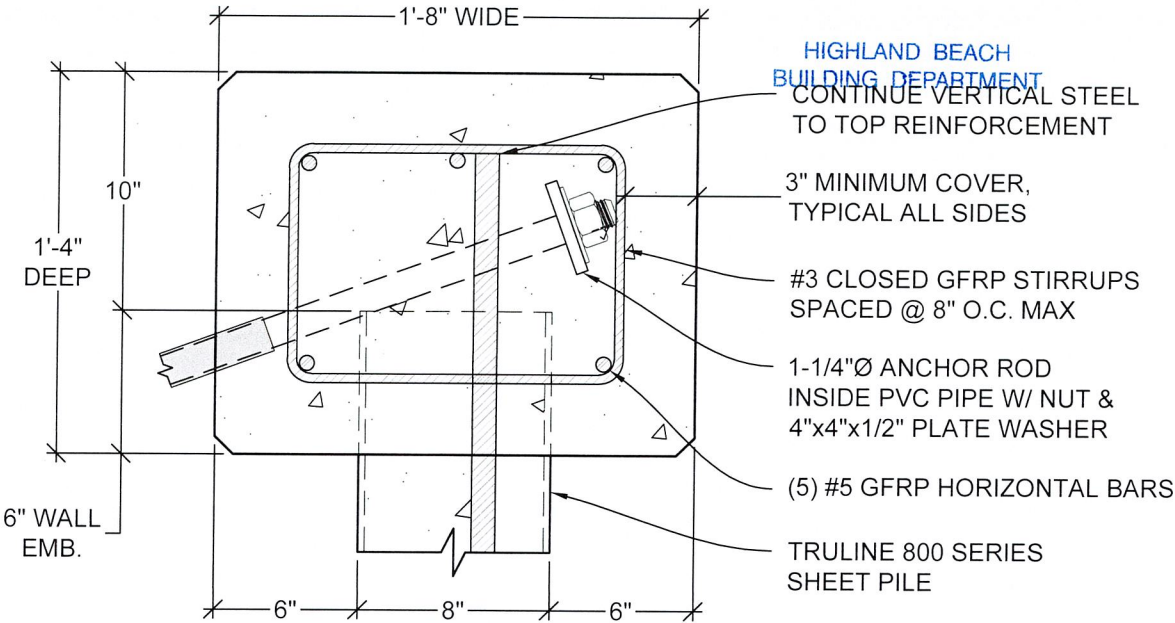
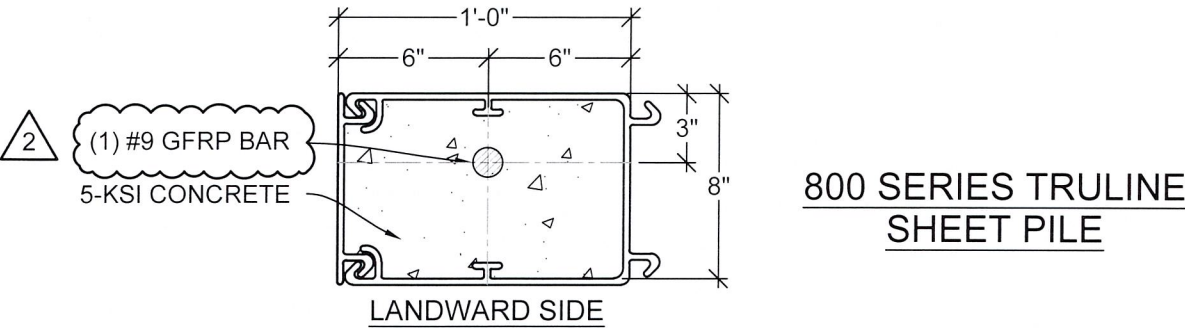
CONCRETE &
ANCHOR NOTES

SHEET NO:

S-6

SHEET PILE NOTES:

1. EVACUATE ALL SEDIMENT TO THE BOTTOM OF THE SHEET PILE. DE-WATER EACH CELL PRIOR TO POURING AND USE A TREMIE PIPE TO PLACE THE CONCRETE.
2. COMPLETELY FILL EACH CELL WITH 5-KSI CONCRETE AND REINFORCE WITH CONTINUOUS BARS DOWN TO THE PILE TIP.
3. NO BACKFILL SHALL BE PLACED AGAINST WALLS UNLESS THE WALLS ARE ADEQUATELY BRACED.
4. INSTALL VINYL JET FILTER WEEP HOLES EVERY 8'-0" O.C. 6 INCHES ABOVE THE MEAN HIGH WATER LINE.



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SEAL:

JOB NO.: 240345D		DATE: 2-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
SEAWALL
DETAILS

SHEET NO:
S-7

S

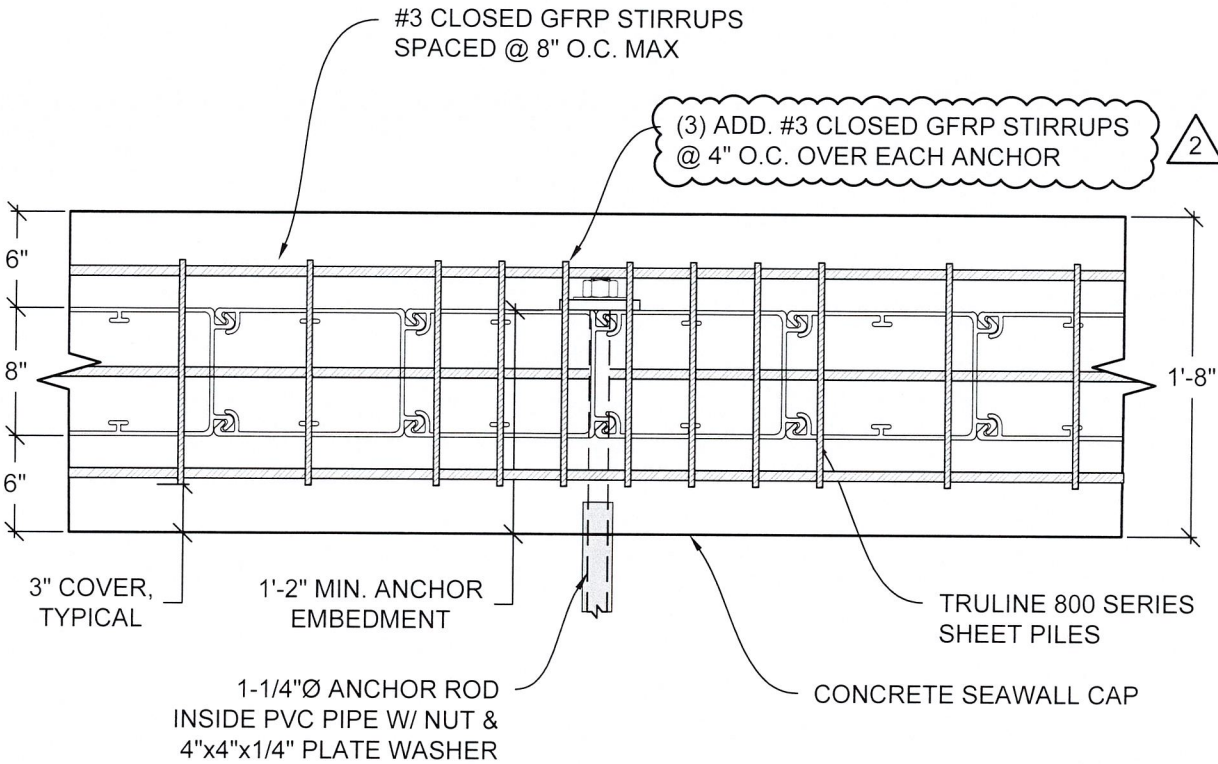
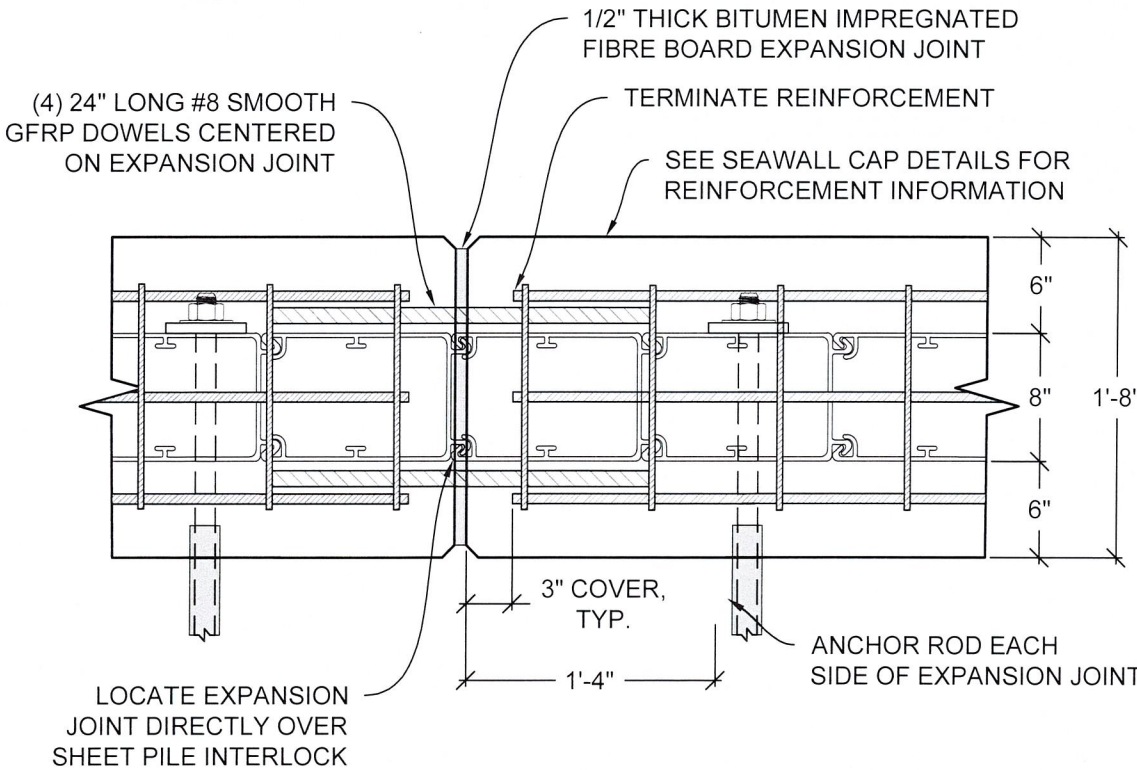
SCALE:
N.T.S.

SHEET PILE NOTES & DETAILS

C1

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

SEAWALL CAP



EJ

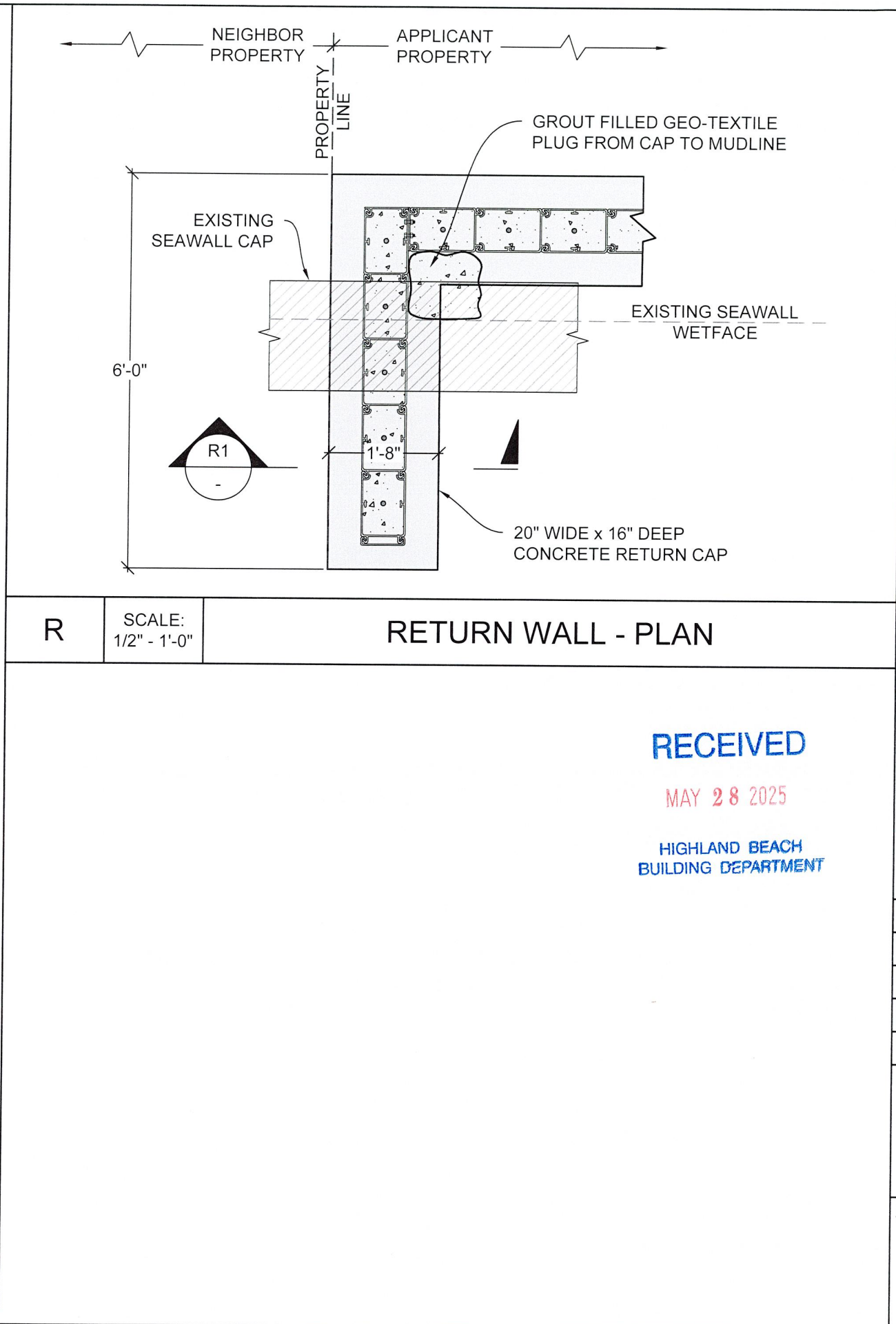
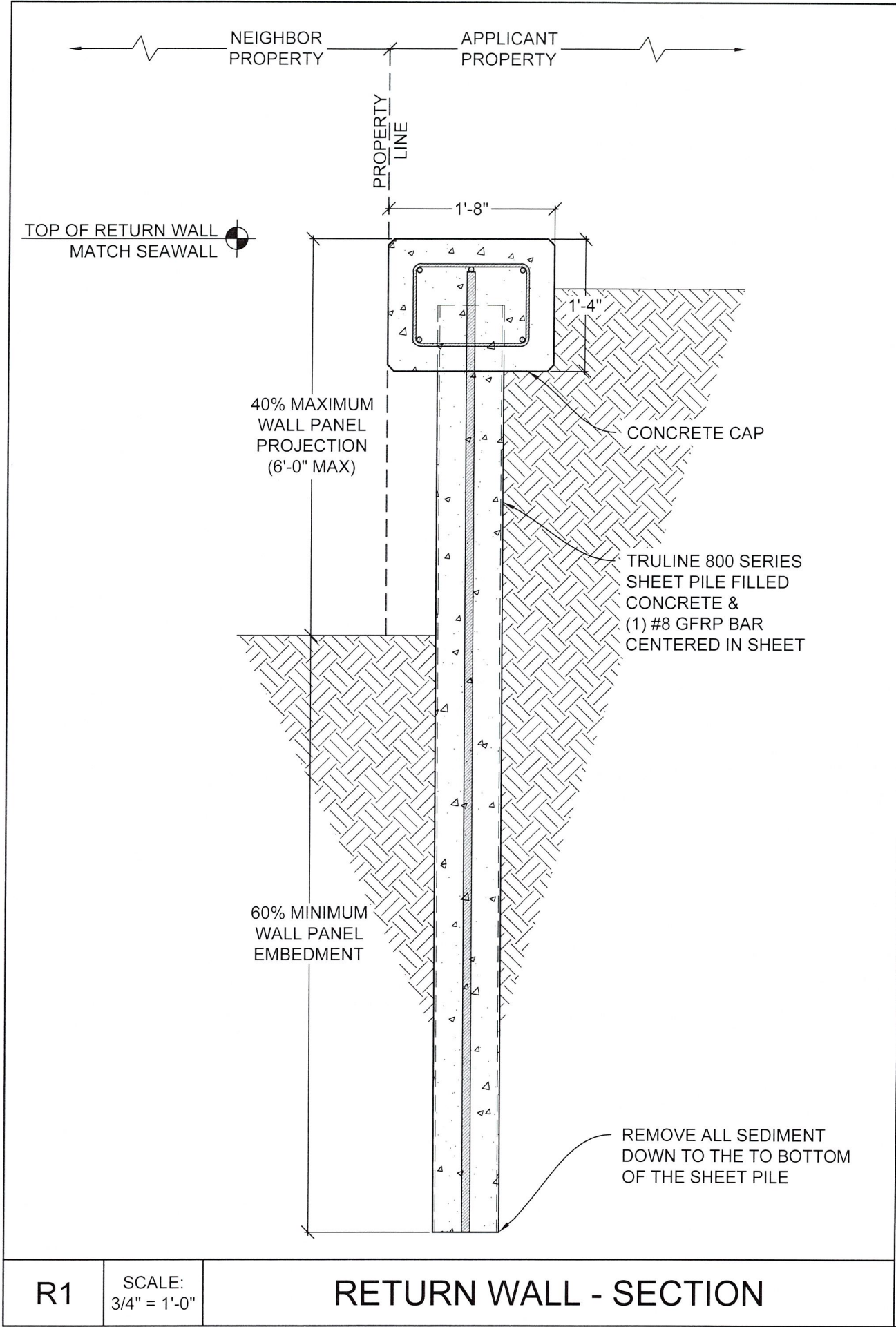
SCALE:
1" = 1'-0"

SEAWALL CAP - EXPANSION JOINT

C2

SCALE:
1" = 1'-0"

SEAWALL CAP - PLAN



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HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:

CORY NELSON
LICENSE
No. 88649
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.: 240345D DATE: 2-Apr-25

DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
**SEAWALL
DETAILS**

SHEET NO:
S-8

WOOD NOTES:

1. MATERIALS:
- 1.1. WOOD FRAMING: C.C.A. PRESSURE TREATED SOUTHERN PINE NO. 2
- 1.2. CONNECTORS: SIMPSON 316 STAINLESS STEEL
- 1.3. FASTENERS: COUNTERSUNK 316 STAINLESS STEEL
- 1.4. BOLTS & ANCHORS: 316 STAINLESS STEEL
2. BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN AND SIDE MEMBERS.
3. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT.
4. LUMBER SIZES SHOWN IN THE DRAWINGS ARE NOMINAL SIZE. ACTUAL SIZES SHALL CONFORM TO AMERICAN LUMBER STANDARD PS-20-99.
5. FRAMING LUMBER SHALL BE SOUND, FREE OF IMPERFECTIONS, THOROUGHLY SEASONED, SURFACED FOUR SIDES, WELL MANUFACTURED AND FREE FROM WARP NOT CORRECTABLE BY BRIDGING, BLOCKING OR NAILING. MOISTURE CONTENT SHALL BE A MAX OF 19 PERCENT.

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MAY 28 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

FULL DEPTH BLOCKING
REQUIRED AT MIDSPAN
FOR ALL SPANS >8-FT.
CONNECT BLOCKING TO
EACH JOISTS W/ (2) #10 x
2.5" LONG CS SS SCREWS

ATTACH RIM BOARD TO EACH
DECK BOARD W/ (1) #10 x 2.5" LONG
COUNTER SUNK SS DECK SCREW

5.5" WIDE
DECK

1/2" GAP MIN.
TYPICAL

1x6 COMPOSITE DECK
BOARD ATTACHED TO
EACH JOIST W/ (2) #10 x
2.5" LONG COUNTER
SUNK SS DECK SCREWS

ATTACH RIM BOARD TO EACH
JOIST W/ (2) #10 x 2.5" LONG
COUNTER SUNK
SS DECK SCREWS

JOISTS

WOOD NOTES

D

SCALE:
N.T.S.

WOOD DECK W/ RIM JOISTS

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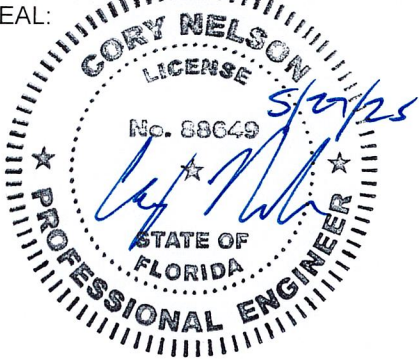
PROJECT ADDRESS:

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PALM BEACH COUNTY

PREPARED FOR:

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CONSTRUCTION

SEAL:



JOB NO.: 240345D DATE: 2-Apr-25

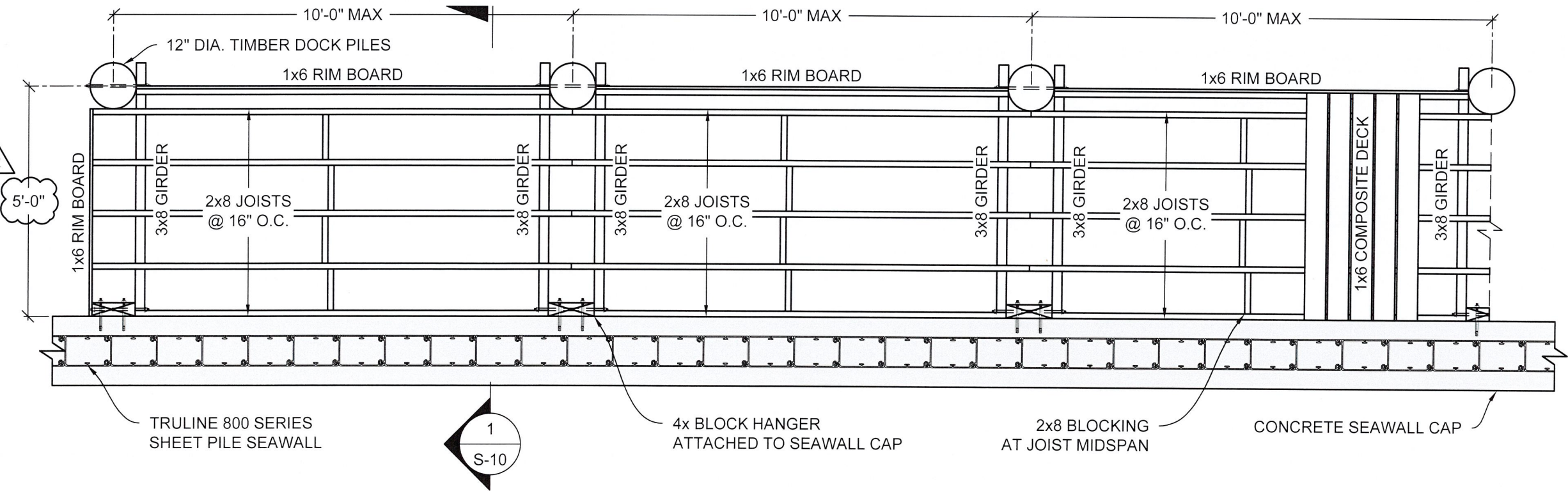
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

WOOD NOTES &
DOCK FRAMING

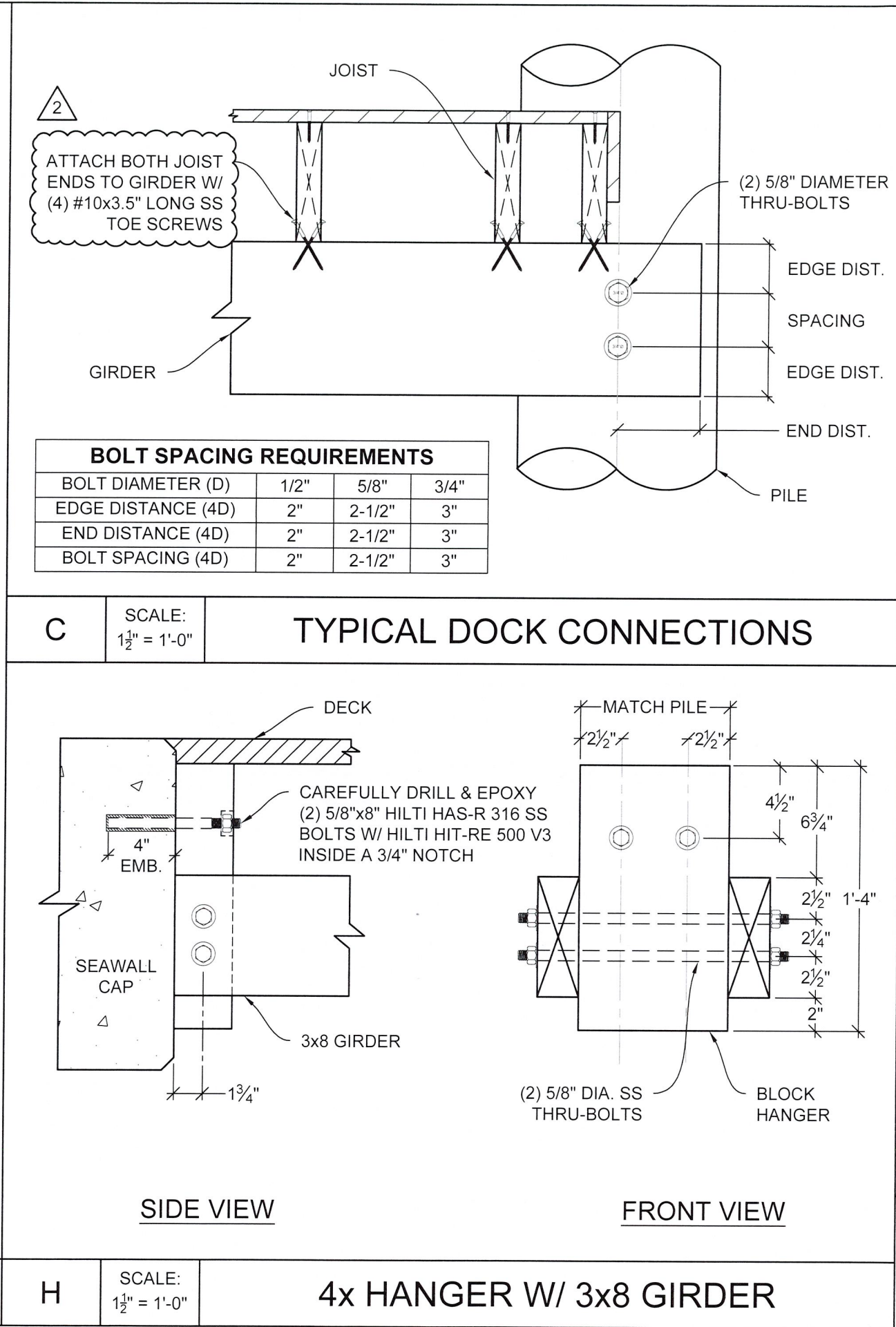
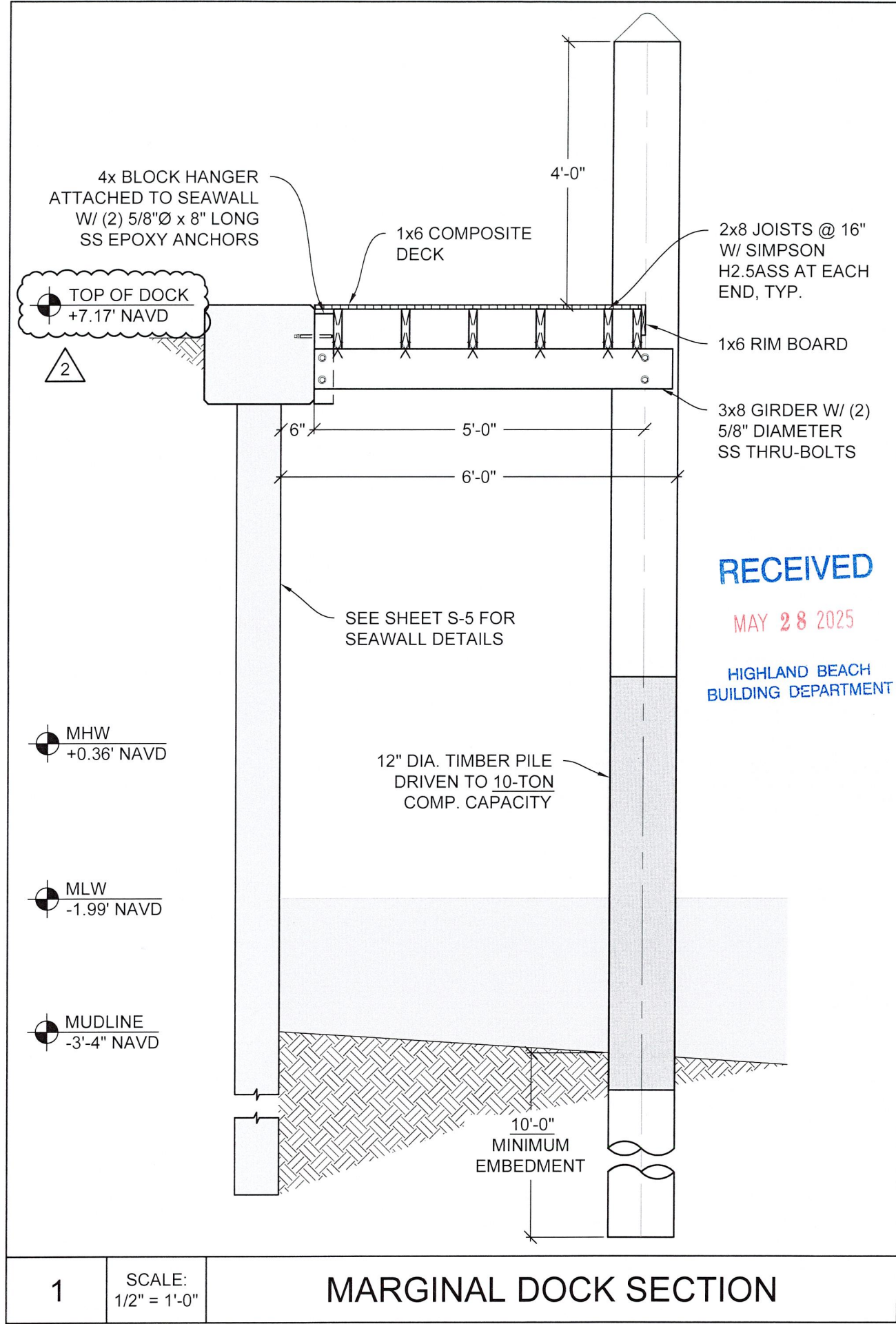
SHEET NO:

S-9



SCALE:
3/8" = 1'-0"

PARTIAL DOCK FRAMING PLAN



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PALM BEACH COUNTY

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APH MARINE CONSTRUCTION

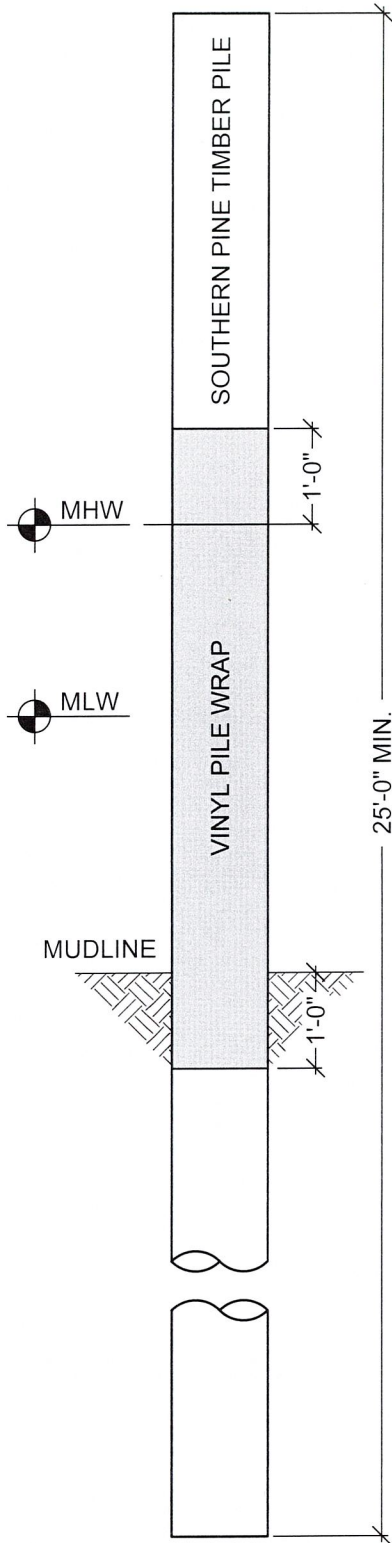
SEAL:

CORY NELSON
LICENSE
No. 88649
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOB NO.: 240345D		DATE: 2-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
DOCK SECTION & DETAILS

SHEET NO:
S-10



12" DIAMETER
TIMBER PILE

TIMBER PILE NOTES:

- 1. TIMBER PILES SHALL BE SOUTHERN YELLOW PINE (SYP) AND CONFORM TO ASTM D25 REQUIREMENTS.
- 2. SYP PILES SHALL BE PRESSURE TREATED WITH CHROMATED COPPER ARSENATE (CCA) TO A MINIMUM FINAL RETENTION OF 2.5 PCF.
- 3. OPTIONAL TIMBER PILE VINYL WRAP SHALL BE INSTALLED 1-FT INTO MUDLINE AND 1-FT ABOVE MHW PER MANUFACTURER INSTRUCTIONS.

PILE DRIVING NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO COMMENCING ANY PILE DRIVING ACTIVITIES.
- 2. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS FOR EACH PILE DRIVEN, INCLUDING WIDTH, LENGTH, PENETRATION DEPTH, BLOW COUNTS, AND CUT-OFF LENGTHS.
- 3. PILES SHALL BE DRIVEN WITH A TOLERANCE OF NO MORE THAN 1/4" PER FOOT FROM VERTICAL OR FROM THE SPECIFIED BATTER LINE, WITH THE PILE HEAD POSITION NOT EXCEEDING A 3" DEVIATION FROM THE LOCATION SHOWN ON THE PLANS.
- 4. CARE MUST BE TAKEN TO AVOID EXCESSIVE VIBRATIONS. VIBRATION LEVELS SHALL BE MONITORED TO ENSURE COMPLIANCE WITH LOCAL REGULATIONS.
- 5. IN CASES WHERE PILES MUST PENETRATE HARD ROCK LAYERS, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE PRE-DRILLED OR PUNCHED HOLES. FINAL PENETRATION SHALL BE ACHIEVED BY DRIVING THE PILES TO THE SPECIFIED TIP ELEVATION.
- 6. THE PILE DRIVING HAMMER SHALL BE APPROPRIATELY SIZED TO MEET REQUIRED DRIVING RESISTANCE AND ENSURE PROPER PILE INSTALLATION.
- 7. SUITABLE ANVILS OR CUSHIONS, SELECTED BASED ON PILE SIZE AND MATERIAL, SHALL BE USED TO PREVENT DAMAGE WITHOUT SIGNIFICANTLY ABSORBING HAMMER ENERGY.

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MAY 28 2025

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BUILDING DEPARTMENT

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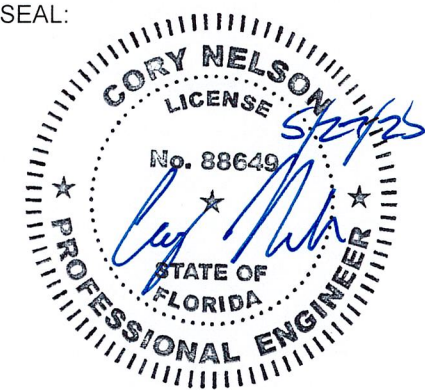
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PREPARED FOR:

APH MARINE
CONSTRUCTION



JOB NO.: 240345D		DATE: 2-Apr-25
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1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

TIMBER PILE
DETAILS

SHEET NO:

S-11

P

SCALE:
N.T.S.

TIMBER PILE NOTES & DETAILS

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-25-24**



Applicant: Daniel Edwards / Ileen Gonzalez
Property Address: 4306 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-24-24 for the property located at 4306 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 4306 S. Ocean Blvd, Highland Beach, Florida 33487.

The mailings consisted of 86 notices that were sent first class mail and 02 notice that was sent by International Mail.

This 29th day of May 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-25-24

May 29, 2025

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, June 12, 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 ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 100 LINEAR FOOT SEAWALL AND ASSOCIATED SEAWALL CAP, AND A 450 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 4306 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: **05/23/2025 10:44 AM (EDT)**

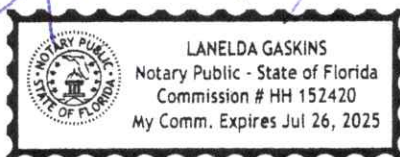
Please find a PDF of your submission details attached to this email.

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-25-24_4306 South Ocean Blvd._06.12.2025.pdf
- signature.png

Signature of Affiant Jordyn DeHart 5/07/25


Signature of Notary Public Lanelda Gaskins



Notary Stamp _____

Highland Beach Legal Notice Submission

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	PLANNING BOARD MEETING JUNE 12, 2025 APPLICATION NO. PZ-25-24
Publish Date	05/26/2025
Publish Time	10:41 AM (EDT)
Description	<div>TOWN OF HIGHLAND BEACH</div> <div>NOTICE OF PUBLIC HEARING</div> <div>YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a Public Hearing on Thursday, June 12, 2025, at 9:30 AM in the Commission Chambers at Town Hall, 3614 South Ocean Boulevard, Highland Beach, Florida to consider the following application:</div> <div>APPLICATION NO. PZ-25-24 ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 100 LINEAR FOOT SEAWALL AND ASSOCIATED SEAWALL CAP, AND A 450 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 4306 SOUTH OCEAN BOULEVARD.</div> <div>APPLICANT: DANIEL EDWARDS</div> <div>The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.</div> <div>Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.</div> <div>In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.</div> <div>For additional information, please contact the Town Planner at (561) 278-4540.</div> <div>TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT</div>
Attach Files (Optional)	<div> AD_PB_PZ-25-24_4306 South Ocean Blvd._06.12.2025.pdf</div>
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes

Signature



A handwritten signature in black ink, consisting of a stylized 'J' followed by a large loop and a long horizontal stroke extending to the right.

File Attachments for Item:

C. Development Order Application No. PZ- 25-27 / Gail Palestrini

Application by Ileen Gonzalez, Breezy Permits LLC., requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 200 square foot dock for the property located at 4301 Tranquility Drive.



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: June 12, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 100 LINEAR FOOT SEAWALL AND ASSOCIATED SEAWALL CAP, AND A 200 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 4301 TRANQUILITY DRIVE. (APPLICATION NO. PZ-25-27)

I. GENERAL INFORMATION:

Applicant (Property Owner): Gail Palestrini
4301 Tranquility Drive
Highland Beach, FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Parcel Control Number: 24-43-47-04-02-003-0220
Site Location: 4301 Tranquility Drive

Request and Analysis:

The Applicant is requesting a special exception to install a 100 linear foot seawall and associated seawall cap, and a 200 square foot dock. The seawall is to be installed no more than 18 inches

waterward of the existing seawall. The Applicant is proposing to remove the current wood dock and replace it with a new 200 square foot wood dock.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced dock (FDEP File No. 50-454157-001,002, 003-EE). According to the FDEP authorization (dated January 29, 2025), a separate authorization from the U.S. Army Corps of Engineers is not required. Note that the plans the Applicant submitted to FDEP indicate a seawall elevation of 6.17 feet NAVD which is not in compliance with Section 6-128(b) of the Town Code as noted below. The Applicant has provided email correspondence from FDEP indicating that the change in elevation is still covered under their January 29, 2025 letter (see attached).

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 current BFE for the property is 7 feet, the elevation of the proposed seawall is 7.17 feet NAVD.

Pursuant to Section 30-68(g)(6)d.1. of the Town Code, single family zoned districts require a 25 foot accessory marine facility side yard setback if the lot width is 70 feet or greater. The proposed request is in compliance with the latter setback.

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

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

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on May 28, 2025 and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

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



TOWN OF HIGHLAND BEACH DEVELOPMENT ORDER APPROVAL APPLICATION

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

PROPERTY OWNER (APPLICANT) INFORMATION		
Name: GAIL PALESTRINI	Phone: 5615810141	Fax:
Mailing Address: 4301 TRANQUILITY DR, HIGHLAND BEACH FL 33487		
Email Address: info@breezypermits.com		

APPLICANT'S AGENT INFORMATION		
Name: ILEEN GONZALEZ	Phone: 5615810141	Fax:
Company Name: BREEZY PERMITS		
Mailing Address: 128 E CENTRAL BLVD, LANTANA FL 33462		
Email Address: INFO@BREEZYPERMITS.COM		

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

DEMO OF EXISTING WOOD DOCK, PARTIALLY REMOVE EXIST EXISTING SEAWALL CAP AND PILES

INSTALL NEW 100FT LONG TRULINE SEAWALL RESTRAINED WITH CONCRETE ANCHOR BLOCKS,

CONSTRUCT A NEW 5' WIDE 40' LONG WOOD DOCK SUPPORTED BY DRIVEN TIMBER PILES

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

Property Owner's Signature:  Date: 02 / 27 / 2025

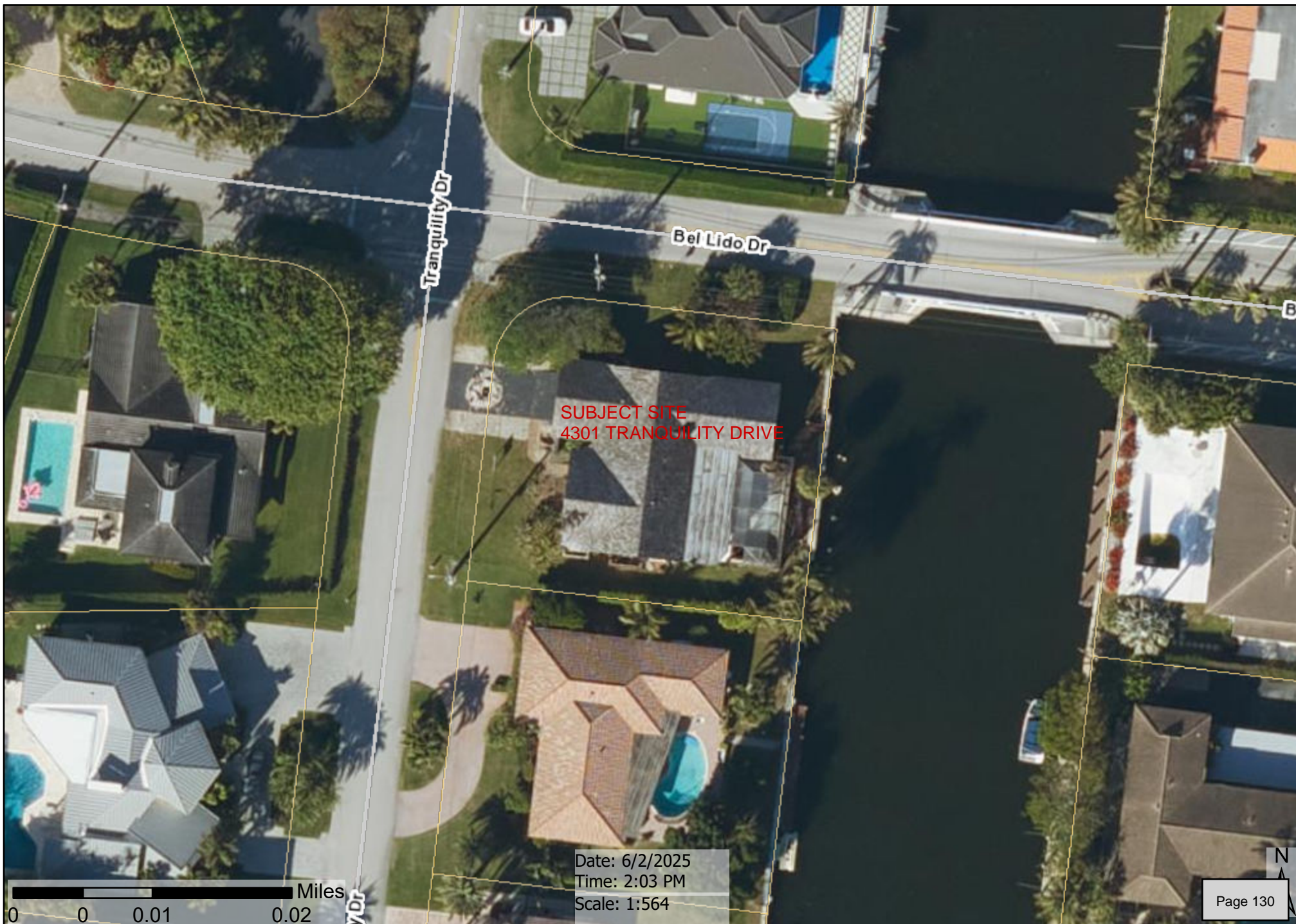
Property Owner's Printed Name GAIL PALESTRINI

Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____



4301 Tranquility Drive (rear)



Matthew Field <matthew.field@floridadep.gov>

5/9/2025 1:07 PM

RE: 50-454157-002,003-EE TRANQUILITY DOCK AND SEAWALL RAI

To INFO@BREEZYPERMITS.COM <info@breezypermits.com>

Hi,

From those plans it looks like the seawall is still within 18 inches wetface to wetface so it would still be covered under the exemption.

I hope this helps.

Thanks,



Matthew Field

Environmental Specialist II

Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Matthew.Field@floridadep.gov

Office: (561) 681-6714

Please note: Florida has a very broad public records law. This communication may be subject to public disclosure if it regards state business and is not exempt under Chapter 119, Florida Statutes.

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: INFO@BREEZYPERMITS.COM <INFO@BREEZYPERMITS.COM>

Sent: Friday, May 9, 2025 12:40 PM

To: Field, Matthew <Matthew.Field@FloridaDEP.gov>

Subject: RE: 50-454157-002,003-EE TRANQUILITY DOCK AND SEAWALL RAI

EXTERNAL MESSAGE

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

Good afternoon Matthew, I hope you're having a great day so far!

We had to revise our seawall elevation to comply with the city's code, please see attached revised plans. They are now requesting we provide email confirmation that this change will still be covered under our FDEP exemption, can you please confirm?

Please let me know if you have any questions or concerns, and thank you for your time and help!

On 01/24/2025 11:25 AM EST info@breezypermits.com wrote:

Good morning Matthew,

Please see the attached authorization signature page.

Please let me know if any further information may be needed from us at this time, thank you!

On 12/13/2024 8:11 AM EST Field, Matthew <matthew.field@floridadep.gov> wrote:

Good morning,

Thank you for reaching out. I believe we are still waiting on the authorization signature.

Please let me know if you have any questions.

Thanks,

Matthew Field

Environmental Specialist II

Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Matthew.Field@floridadep.gov

Office: (561) 681-6714



FLORIDA DEPARTMENT OF Environmental Protection

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

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

January 29, 2025

Jeff Designer
4301 Tranquility Dr
Highland Beach, FL 33487
Sent via e-mail: jeff@formative.build

Re: File No.: 50-454157-001,002,003-EE
File Name: TRANQUILITY DOCK AND SEAWALL

Dear Jeff Designer :

On 10/18/2024 we received your request for verification of exemption to perform the following activities: 1) to install a new 100 linear foot seawall, 2) to install a new associated seawall cap, 3) to install a new 200 square foot concrete dock. The project is located in the residential canal, Class III Waters, adjacent to 4301 Tranquility Dr, Highland Beach (Section 24, Township 43 South, Range 27 East), in Palm Beach County (Latitude N 26°23'57.3418", Longitude W 80°4'1.2445").

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

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

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

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

1. Regulatory Review - VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed are exempt under Chapter 62-330.051(12)(a), (12)(d), (5)(c), Florida Administrative Code, from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

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

2. Proprietary Review – NOT REQUIRED

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

3. Federal Review – APPROVED

Your proposed activity as outlined in your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit VI-R1, and a **SEPARATE permit** or authorization **will not be required** from the U.S. Army Corps of Engineers. Please note that the Federal authorization expires on July 27, 2026. However, your authorization may remain in effect for up to 1 additional year, if provisions of Special Condition 15 of the SPGP VI-R1 permit instrument are met. You, as permittee, are required to adhere to all General Conditions and Special Conditions that may apply to your project. Special conditions required for your project are attached. A copy of the SPGP VI-R1 with all terms and conditions and the General Conditions may be found online in the Jacksonville District Regulatory Division Sourcebook (<https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>).

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

Additional Information

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

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

Time Period for Filing a Petition

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

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

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Judicial Review

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

EXECUTION AND CLERKING

Executed in Palm Beach County, Florida

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Matthew Field
Environmental Specialist II
Southeast District

Enclosures:

Attachment A- Specific Exemption Rule
Special Conditions for Federal Authorization for SPGP VI-R1
General Conditions for Federal Authorization for SPGP VI-R1
Project drawings, 12 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 – Matthew Field
Ileen Gonzalez, Breezy Permits LLC, info@breezypermits.com

Additional mailings:

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

FILING AND ACKNOWLEDGMENT

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

Vanessa Osborne 01-29-2025
Clerk Date

Attachment A

Chapter 62-330.051 Exempt Activities.

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

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

(c) Construction of private docks or piers of 1,000 square feet or less of over-water surface area in artificial waters in accordance with section 403.813(1)(i), F.S., and within residential canal systems legally in existence under chapter 403 or part IV of chapter 373, F.S. This includes associated structures such as roofs and boat lifts, provided the cumulative square footage of the dock or pier and all associated structures located over wetlands and other surface waters does not exceed 1,000 square feet.

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

(a) Construction, replacement, and repair of seawalls or riprap in artificially created waterways under section 403.813(1)(i), F.S., and within residential canal systems legally in existence under chapter 403 or part IV of chapter 373, F.S., including only that backfilling needed to level the land behind seawalls or riprap.

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

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

Special Conditions for Federal Authorizations for SPGP VI-R1

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

vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245- 6333 and the Corps Regulatory Archeologist at 904-232-3270 to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 C.F.R. § 325.7.

b. In the unlikely event that human remains are identified, the remains will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, and the State Archaeologist (850-245-6444) and the Corps Regulatory Archeologist at 904-232-3270 shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

7. The Permittee is responsible for obtaining any “take” permits required under the U.S. Fish and Wildlife Service’s regulations governing compliance with these laws. The Permittee should contact the appropriate local office of the U.S. Fish and Wildlife Service to determine if such “take” permits are required for a particular activity.

8. Mangroves. The design and construction of a Project must comply with the following (Reference: JAXBO PDCs AP.3 and AP.12.):

a. All projects must be sited and designed to avoid or minimize impacts to mangroves.

b. Mangrove removal must be conducted in a manner that avoids any unnecessary removal and is limited to the following instances:

(1) Removal to install up to a 4-ft-wide walkway for a dock.

(2) Removal of mangroves above the mean high water line (MHWL) provided that the tree does not have any prop roots that extend into the water below the MHWL.

(3) Mangrove trimming. Mangrove trimming refers to the removal (using hand equipment such as chain saws and/or machetes) of lateral branches (i.e., no alteration of the trunk of the tree) in a manner that ensures survival of the tree.

(a) Projects with associated mangrove trimming waterward of the MHWL are authorized if the trimming: (a) occurs within the area where the authorized structures are placed or will be placed (i.e., removal of branches that overhang a dock or lift),

(b) is necessary to provide temporary construction access, and (c) is conducted in a manner that avoids any unnecessary trimming.

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

9. For Projects authorized under this SPGP VI in navigable waters of the U.S., the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of

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

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

- a. Commencement Notification. Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" form (Attachment 8).
- b. Corps Self-Certification Statement of Compliance form. Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the "Self-Certification Statement of Compliance" form (Attachment 9) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.
- c. Permit Transfer. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date the enclosed form (Attachment 10).
- d. Reporting Address. The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to the following address.

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

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

11. The District Engineer reserves the right to require that any request for authorization under this SPGP VI be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP VI does not automatically guarantee Federal authorization.

12. On a case-by-case basis, the Corps may impose additional Special Conditions which are deemed necessary to minimize adverse environmental impacts.

13. Failure to comply with all conditions of the SPGP VI constitutes a violation of the Federal authorization.

14. The SPGP VI will be valid through the expiration date unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the permit during the period ending expiration date, is not contrary to the public interest. The SPGP VI will not be extended beyond the expiration date but may be replaced by a new SPGP. If revocation occurs, all future applications for activities covered by the SPGP VI will be evaluated by the Corps.

15. If the SPGP VI expires, is revoked, or is terminated prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP VI will remain in effect provided the activity is completed within 12 months of the date the SPGP VI expired or was revoked.

Special Conditions for Shoreline Stabilization activities.

16. Shoreline stabilization structures other than vertical seawalls shall be no steeper than a 2 horizontal:1 vertical slope (Reference: JAXBO PDC A1.1.4.).

17. Placement of backfill is limited to those situations where it is necessary to level the land behind seawalls or riprap.

18. Living shoreline structures and permanent wave attenuation structures can only be constructed out of the following materials: oyster breakwaters, clean limestone boulders or stone (sometimes contained in metal baskets or cages to contain the material), small mangrove islands, biologs, coir, rock sills, and pre-fabricated structures made of concrete and rebar that are designed in a manner so that they do not trap sea turtles, smalltooth sawfish, or sturgeon (Reference: JAXBO PDC A7.5.).

a. Reef balls or similar structures are authorized if they are not open on the bottom, are open-bottom structures with a top opening of at least 4 ft, or are pre-fabricated structures, such as reef discs stacked on a pile, and are designed in a manner that would not entrap sea turtles.

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

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

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

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

Special Conditions for *Boat Ramp* activities.

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

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

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

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

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

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

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

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

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

a. The width of the piling-supported structure is limited to a maximum of 4 feet.

b. Mangrove clearing is restricted to the width of the piling-supported structure.

c. The location and alignment of the piling-supported structure should be through the narrowest area of the mangrove fringe.

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

a. A pile supported structure

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

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

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

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

(ii) Boatlifts and minor structures in Monroe County may be installed within existing boat slips without completion of a SAV survey. Boatlift accessory structures, like catwalks, shall adhere to "Construction Guidelines in Florida for Minor Piling- Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) if a SAV survey has not been completed.

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

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

- (i) If the pile supported structure is currently serviceable, repair and replacement may occur in the same footprint without completion of a benthic survey.
 - (ii) Boatlifts may be installed within existing boat slips without completion of a SAV survey.
 - (iii) A marginal dock may be constructed a maximum of 5 feet overwater, as measured from the waterward face (wet face) of the seawall).
- (c) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), then no design restrictions are required and boatlifts may include a cover.
- (d) A pile supported structure
- (i) that is located on a natural waterbody (i.e. outside an artificial waterway that was excavated for boating access and is bordered by residential properties); and
 - (ii) that is within the range of Johnson's seagrass (the range of Johnson's seagrass is defined as Turkey Creek/Palm Bay south to central Biscayne Bay in the lagoon systems on the east coast of Florida) but not within Johnson's seagrass critical habitat will be constructed to the following standards:
 - (iii) If no survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, then seagrass is presumed present and the pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11) with the sole exception of the number of allowable boat lifts. For the purposes of this permit, two uncovered boatlifts are allowed.
- (e) If a survey is performed in accordance with the methods described in the Procedure section of this document, section I.3, and SAV is present (including seagrass, tidal freshwater SAV and emergent vegetation), THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.
- (f) If a survey is performed in accordance with the methods described in the procedure section of this document, section I.3, and SAV is absent (including seagrass, tidal freshwater SAV and emergent vegetation), THEN no design restrictions are required and boatlifts may include a cover.

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

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

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

1. A dock replacement in the same footprint, no design restrictions are required.

2. A new dock or dock expansion THEN pile-supported structure must comply with or provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat" U.S. Army Corps of Engineers/National Marine Fisheries Service updated November 2017 (Attachment 11). For the purposes of this permit, two uncovered boatlifts are allowed.

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

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

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

a. For commercial, multi-family, or public facilities, and marine events, signs must be posted in a visible location(s), alerting users of listed species in the area susceptible to vessel strikes and hook-and-line captures. The most current version of the signs that must be downloaded and sign installation guidance are available at:
(<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>).
The signs required to be posted by area are stated below:
<https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>

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

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

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

27. Monofilament Recycling Bins. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided as described below (Reference: The below replicates PDC A.2.3 within the table PDCs Specific to Activity 2 – Pile Supported Structures and Anchored Buoys, the PDC itself on page 113 of the JAXBO.):

a. For commercial, multi-family, or public facilities, monofilament recycling bins must be provided at the docking facility to reduce the risk of turtle or sawfish entanglement in, or ingestion of, marine debris. Monofilament recycling bins must:

(1) Be constructed and labeled according to the instructions provided at <http://mrrp.myfwc.com>.

(2) Be maintained in working order and emptied frequently (according to <http://mrrp.myfwc.com> standards) so that they do not overflow.

28. Lighting for docks installed within visible distance of ocean beaches. If lighting is necessary, then turtle-friendly lighting shall be installed. Turtle-friendly lighting is explained and examples are provided on the Florida Fish and Wildlife Conservation Commission website: <http://myfwc.com/wildlifehabitats/managed/sea-turtles/lighting/> (Reference: JAXBO PDC A2.8.).

29. Construction Location. Project construction shall take place from uplands or from floating equipment (e.g., barge); prop or wheel-washing is prohibited (Reference: JAXBO PDC A2.9.).

30. Aids to Navigation (ATONs). ATONs must be approved by and installed in accordance with the requirements of the U.S. Coast Guard (i.e., 33 C.F.R., chapter I, subchapter C, part 66, Section 10 of the Rivers and Harbors Act, and any other pertinent requirements) (Reference: JAXBO PDC A2.5.).

31. Aids to Navigation (ATONs) in Acropora critical habitat. The distance from ATONs to ESA-listed corals and Acropora critical habitat (Attachment 20) shall ensure there are no impacts to the corals or the essential feature of Acropora critical habitat from the movement of buoys and tackle. The appropriate distance shall be based on the size of the anchor chain or other tackle to be installed to secure the buoy to its anchor, particularly when the design of the ATON does not prohibit the contact of tackle with the marine bottom. In all cases, buoy tackle will include flotation to ensure there is no contact between the anchor chain or line and the marine bottom (Reference: JAXBO PDC A2.10.).

32. Within Loggerhead sea turtle critical habitat (Reference: JAXBO PDC A2.15.):

(1) ATONs (pile-supported and anchored buoys) are allowed in nearshore reproductive habitat of the Northwest Atlantic Distinct Population Segment (NWA DPS) of loggerhead sea turtle critical habitat.

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

Special Conditions for *Derelict vessels*

33. Visual confirmation (e.g., divers, swimmers, and camera) will be completed prior to removal to ensure that the item can be removed without causing further damage to aquatic natural resources.

34. Coral. If an item cannot be removed without causing harm to surrounding coral (ESA listed or non-listed), the item will be disassembled as much as practicable so that it no longer can accidentally harm or trap species.

35. Monofilament debris will be carefully cut loose from coral (ESA listed or non-listed) so as not to cause further harm. Under no circumstance will line be pulled through coral since this could cause breakage of coral.

36. Marine debris removal methods. Marine debris shall be lifted straight up and not be dragged through seagrass beds, coral reefs, coral, or hard bottom habitats. Trawling also cannot be used as a means of marine debris removal. Debris shall be properly disposed of in appropriate facilities in accordance with applicable federal and state requirements.

37. An absorbent blanket or boom shall be immediately deployed on the surface of the water around any derelict vessel to be removed if fuel, oil, or other free-floating pollutants are observed during the work.

Special Conditions for *Scientific Devices*

38. Aquatic Life Passage. The scientific survey device, including any related equipment and anchors, shall not block access of species to an area. For example, the structures shall not prevent movement in or out of a river or channel.

39. Restoring Affected Area. No later than 24 months after initial installation or upon completion of data acquisition, whichever comes first, the measuring device and any other structure or fills associated with that device (e.g., anchors, buoys, lines) must be removed and the site must be restored to pre-construction conditions.

40. Preventing Device Relocation. The scientific survey device, including any related equipment and anchors, shall be inspected and any required maintenance performed at least twice a year and following storm events that may have moved or dislodged the structure to ensure that equipment and anchors are still in place and have not moved to areas containing ESA-listed corals.

General Conditions for All Projects:

1. The time limit for completing the work authorized ends on July 27, 2026.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

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

4. If you sell the property associated with this permit, you must obtain the signature of the new owner on the enclosed form (Attachment 10) and forward a copy of the permit to this office to validate the transfer of this authorization.

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

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

Further Information:

1. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal projects.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or Construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 3 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

5. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CER 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

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

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

Department of the Army Permit Transfer for SPGP VI-R1

PERMITEE: _____

PERMIT NUMBER: _____ DATE: _____

ADDRESS/LOCATION OF PROJECT:

(Subdivision)

(Lot)

(Block)

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

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

(Transferee Signature)

(Date)

(Name Printed)

(Street address)

(Mailing address)

(City, State, Zip Code)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK 2011

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

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

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

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

SHUT DOWN

Report any collision with or injury to a manatee:



Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



**UNITED STATES DEPARTMENT OF
COMMERCE**

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

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

SEA TURTLE AND SMALLTOOTH SAWFISH CONSTRUCTION CONDITIONS

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

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

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



NEW TRULINE SEAWALL & WOOD DOCK

FLORIDA
WATERWAY
ENGINEERING

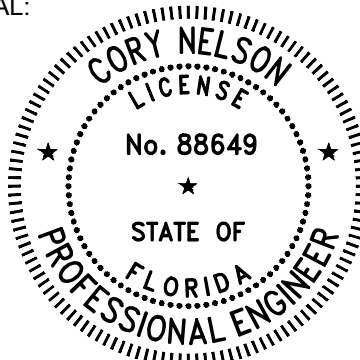


www.floridawaterwayeng.com
Email: info@floridawaterwayeng.com
Phone: (954) 406-6042

PROJECT ADDRESS:
4301 TRANQUILITY DRIVE
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CORY NELSON ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JOB NO.: 240345D DATE: 15-Nov-24

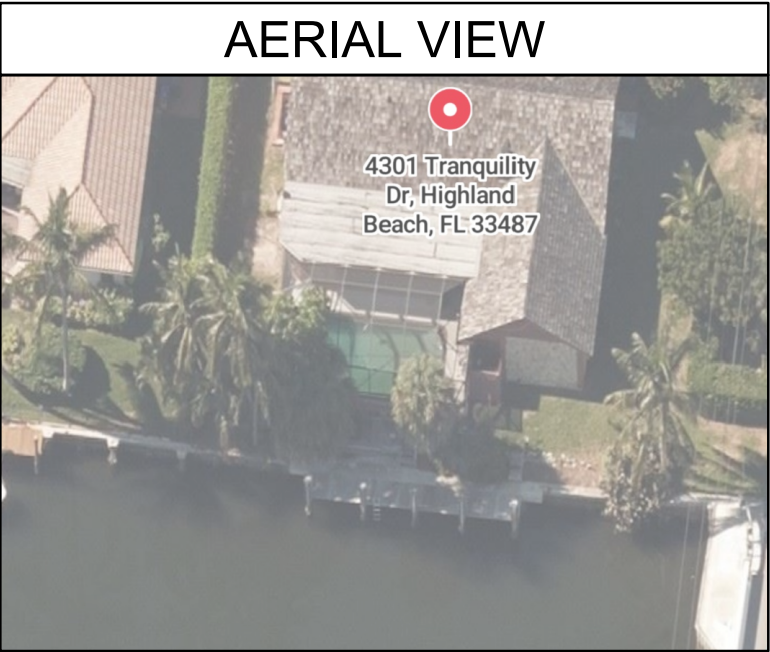
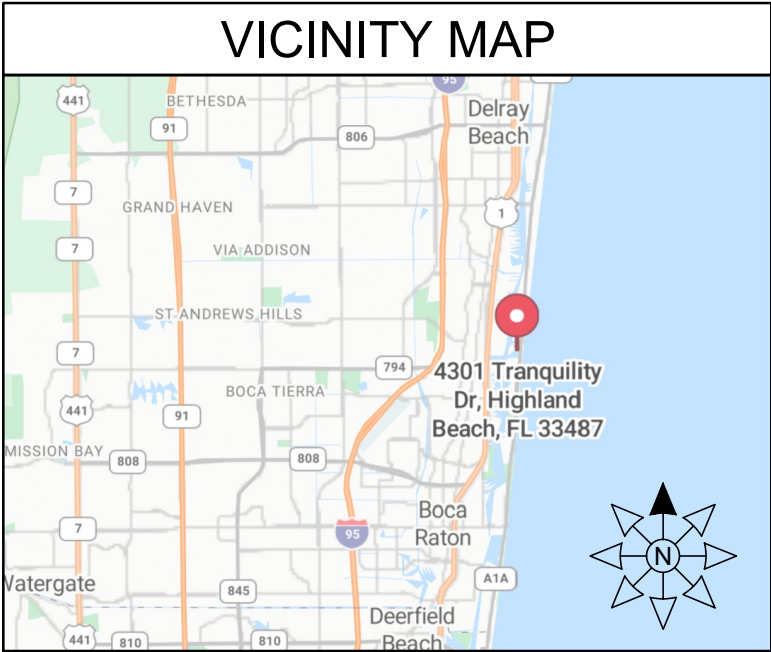
DATE	REV.	DESCRIPTION

SHEET NAME:

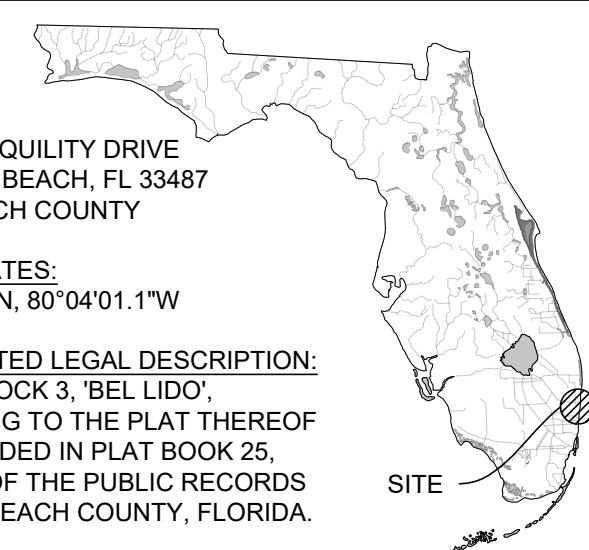
TITLE SHEET

SHEET NO:

S-0



SITE LOCATION



ADDRESS:
4301 TRANQUILITY DRIVE
HIGHLAND BEACH, FL 33487
PALM BEACH COUNTY

COORDINATES:
26°23'57.2"N, 80°04'01.1"W

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

SCOPE OF WORK

DEMOLITION:

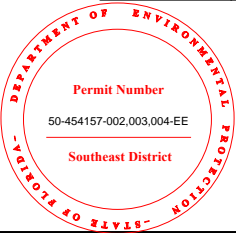
1. REMOVE EXISTING WOOD DOCK.
2. PARTIALLY REMOVE EXISTING SEAWALL CAP & PILES.

NEW CONSTRUCTION:

1. INSTALL NEW 100-FT LONG TRULINE SEAWALL RESTRAINED WITH CONCRETE ANCHOR BLOCKS.
2. CONSTRUCT A NEW 5' WIDE x 40' LONG WOOD DOCK SUPPORTED BY DRIVEN TIMBER PILES.

SHEET INDEX

SHEET	DESCRIPTION
S-0	TITLE SHEET
S-1	GENERAL NOTES
S-2	EXISTING SITE PLAN
S-3	PROPOSED SITE PLAN
S-4	EXISTING SEAWALL & DOCK SECTION
S-5	PROPOSED SEAWALL SECTION
S-6	PILE NOTES & DETAILS
S-7	SEAWALL DETAILS
S-8	SEAWALL DETAILS
S-9	WOOD DOCK FRAME & NOTES
S-10	DOCK SECTION & DETAILS
S-11	PILE DETAILS

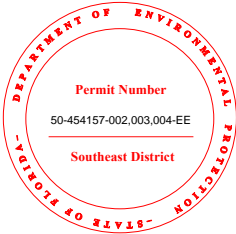


APPLICABLE CODES:

- 1. FLORIDA BUILDING CODE, 8TH EDITION, 2023 (FBC)
- 2. AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, 2022 (ASCE 7-22)
- 3. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2024 (NDS)
- 4. AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, 2019 (ACI 318-19)
- 5. AMERICAN CONCRETE INSTITUTE, GUIDE FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL CONCRETE REINFORCED WITH FRP BARS, 2015 (ACI 440.1R-15)

DESIGN CRITERIA:

- 1. WIND SPEED CRITERIA:
 - RISK CATEGORY II
 - EXPOSURE CATEGORY C
 - ULTIMATE WIND SPEED 170 MPH
 - ULTIMATE WIND UPLIFT 55 PSF / 35 PSF (ASD)
- 2. NOAA TIDE DATA:
 - MEAN HIGH WATER (MHW) +0.36-FT (NAVD 88)
 - MEAN LOW WATER (MLW) -1.99-FT (NAVD 88)
- 3. LOAD CRITERIA:
 - DOCK LIVE LOAD 60 PSF
 - DOCK DEAD LOAD 5 PSF
 - UPLAND LIVE LOAD SURCHARGE 60 PSF
- 4. GEOTECHNICAL REPORT BY SPECIALTY ENGINEERING CONSULTANTS, INC., DATED MARCH 4, 2024.
 - ACTIVE WATER PRESSURE ELEVATION MHW
 - PASSIVE WATER PRESSURE ELEVATION MLW
 - WEEP HOLES 8'-0" O.C. AT MHW
- 5. TOPOGRAPHICAL AND BOUNDARY SURVEY BY "PHILLIPS SURVEYING & MAPPING", DATED 9/20/2024.
 - TOP OF EXISTING SEAWALL +2.34 FEET (NAVD 88) / +3.89 (NGVD 29)
 - TOP OF NEW SEAWALL +6.17 FEET (NAVD 88) / +7.72 (NGVD 29)



GENERAL NOTES:

- 1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2. ALL ELEVATIONS ON DRAWINGS DEPICTED AS NAVD 88, U.N.O.
- 3. INFORMATION SHOWN ON THE DRAWINGS AS TO THEIR LOCATION AND CHARACTER HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER; THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER IS NOT LIABLE FOR ANY UNKNOWNNS THAT ARE DISCOVERED DURING CONSTRUCTION.
- 4. ALL EXISTING DIMENSIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- 5. DO NOT SCALE THESE DRAWINGS TO OBTAIN DIMENSIONS.
- 6. NO DEVIATION FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.
- 7. THESE DRAWINGS DO NOT DEFINE THE TOTAL SCOPE OF CONSTRUCTION CONTRACT DOCUMENTS. REFER TO CONSTRUCTION MANAGER'S CONTRACT DOCUMENTS.
- 8. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.

DEMOLITION:

- 1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN THE CONSTRUCTION AREA. CALL 811 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS RELATED TO THE PARTIAL DEMOLITION OF THE EXISTING SEAWALL, INCLUDING SHORING, BRACING, AND PROTECTING THE STABILITY AND INTEGRITY OF EXISTING AND NEW STRUCTURES DURING DEMOLITION AND CONSTRUCTION.
- 3. STABILIZATION OF SOIL DURING DEMOLITION OF EXISTING WALLS AND CONSTRUCTION OF NEW SEAWALL IS REQUIRED. ALL ENGINEERING, DESIGNS AND MEANS AND METHODS OF CONSTRUCTION RELATED TO SOIL STABILIZATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SHOP DRAWING REVIEW:

- 1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- 2. SHOP DRAWING SUBMITTALS ARE REQUIRED FOR THE FOLLOWING ITEMS:
 - 2.1. PRECAST CONCRETE PILES
 - 2.2. CONCRETE MIX DESIGNS, COATINGS, AND SEALING COMPOUNDS
 - 2.3. STEEL PLATE, ANGLE, & ANCHOR RODS
 - 2.4. CONCRETE BAR REINFORCEMENT

TURBIDITY BARRIERS:

- 1. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- 2. USE FLOATING TURBIDITY BARRIERS WITH WEIGHTED SKIRTS EXTENDING TO WITHIN 1 FT OF THE BOTTOM AROUND ALL IN-WATER OR ADJACENT WORK AREAS.
- 3. MARK TURBIDITY BARRIERS WITH THE CONTRACTOR'S COMPANY NAME IN PERMANENT MARKINGS AT LEAST 3 INCHES HIGH ON THE TOP OF THE BARRIER.
- 4. TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN-WATER WORK.
- 5. CONTRACTOR SHALL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES DURING ALL PHASES OF WORK.

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PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:

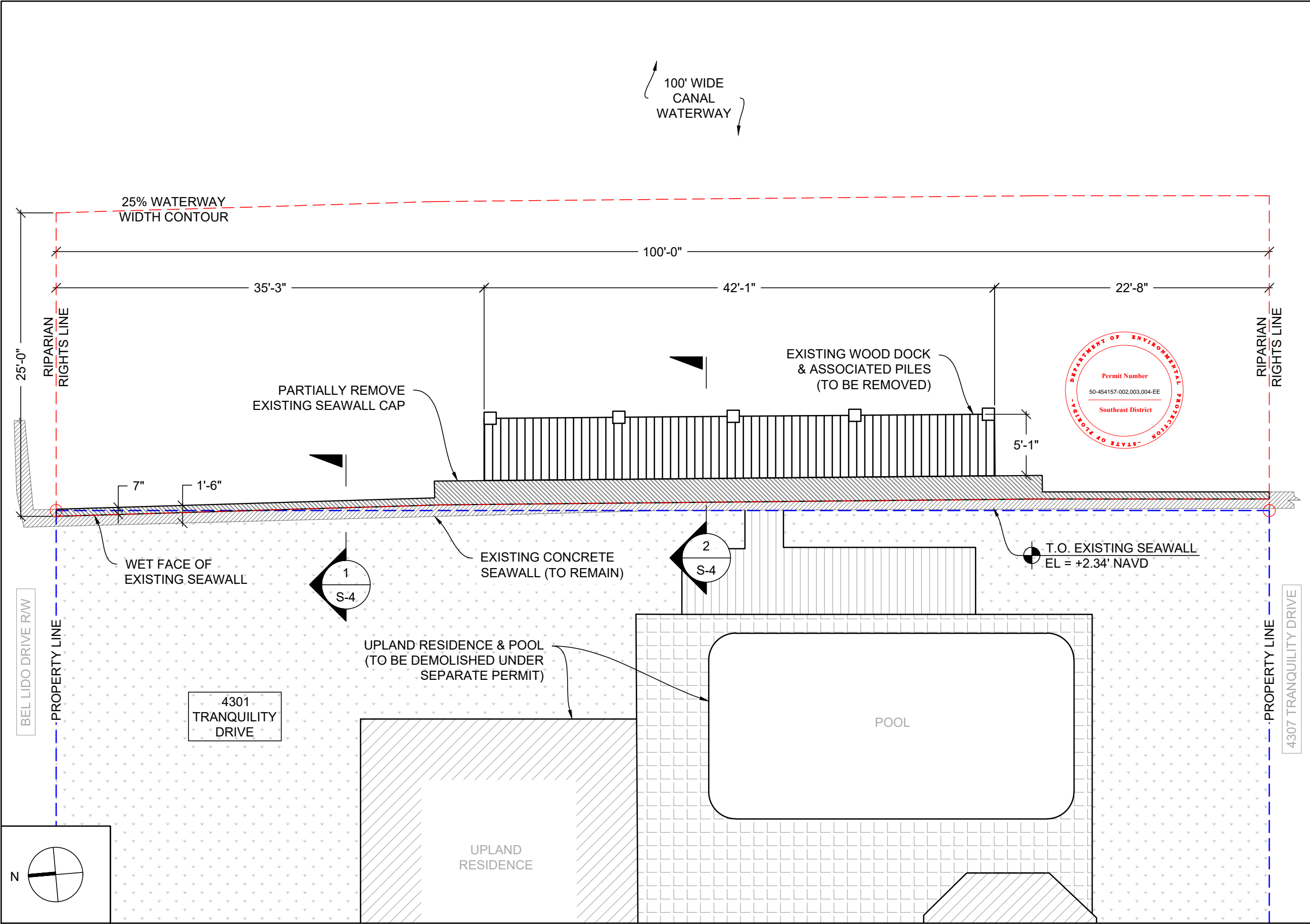
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JOB NO.: 240345D DATE: 15-Nov-24

DATE	REV.	DESCRIPTION

SHEET NAME:
GENERAL
NOTES

SHEET NO:
S-1

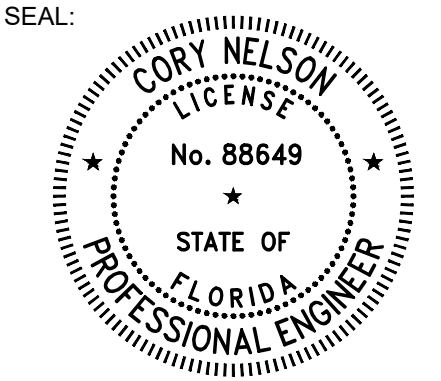


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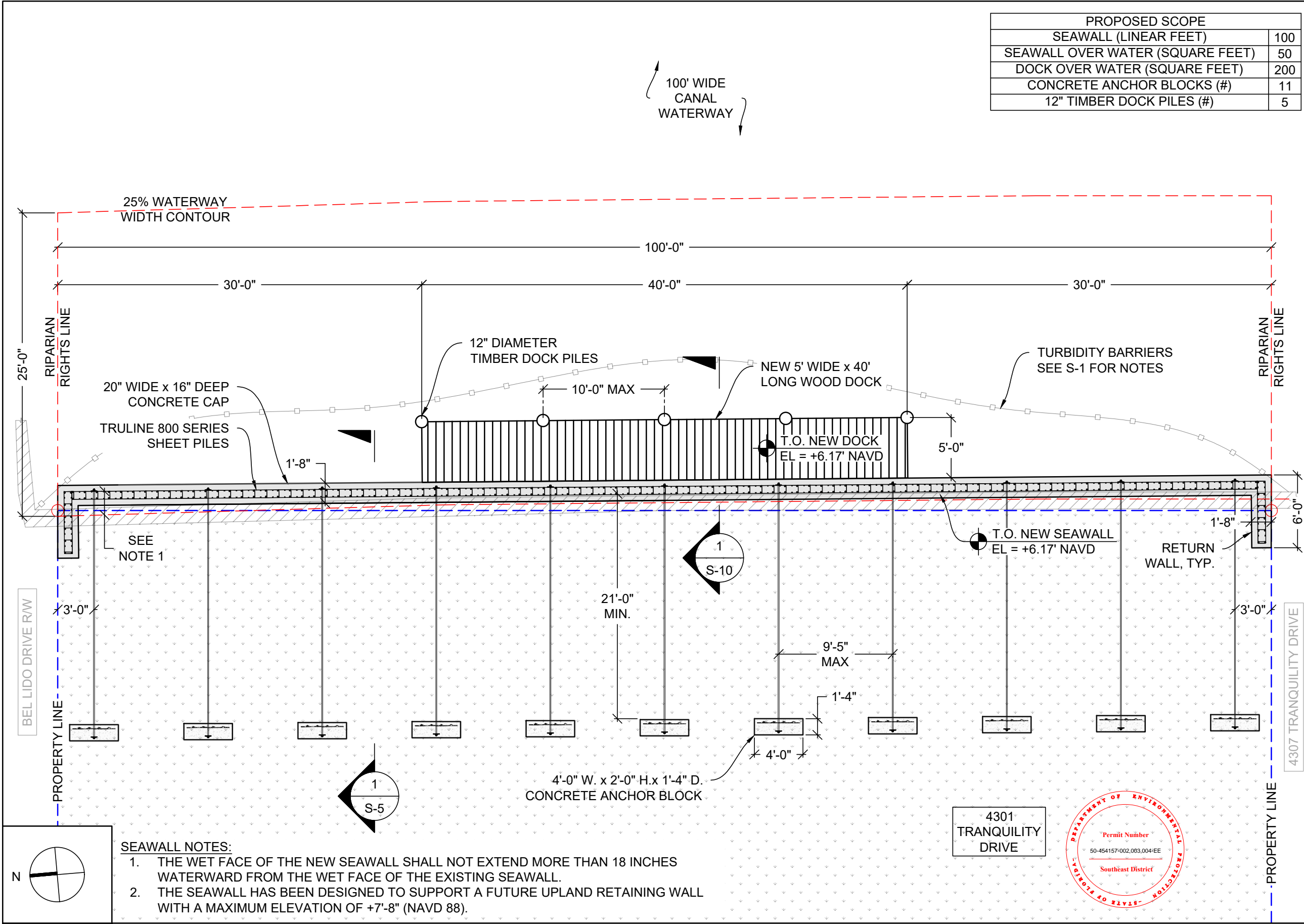
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DATE	REV.	DESCRIPTION

SHEET NAME:
**EXISTING
SITE PLAN**

SHEET NO:
S-2



PROPOSED SCOPE	
SEAWALL (LINEAR FEET)	100
SEAWALL OVER WATER (SQUARE FEET)	50
DOCK OVER WATER (SQUARE FEET)	200
CONCRETE ANCHOR BLOCKS (#)	11
12" TIMBER DOCK PILES (#)	5

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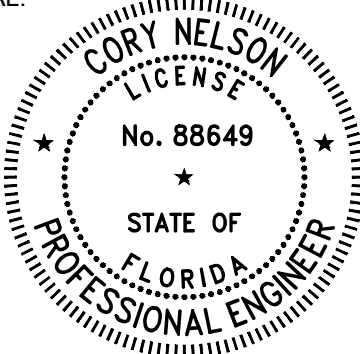


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DATE	REV.	DESCRIPTION

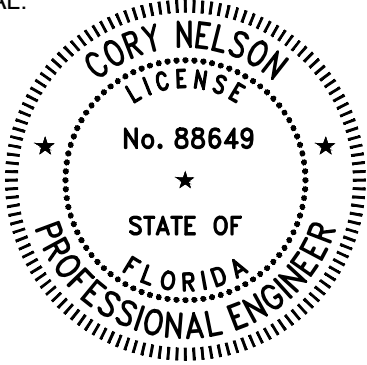
SHEET NAME:
**PROPOSED
SITE PLAN**

SHEET NO:
S-3

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SEAL:



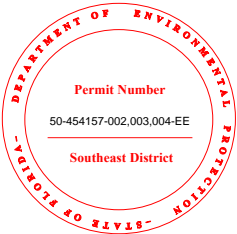
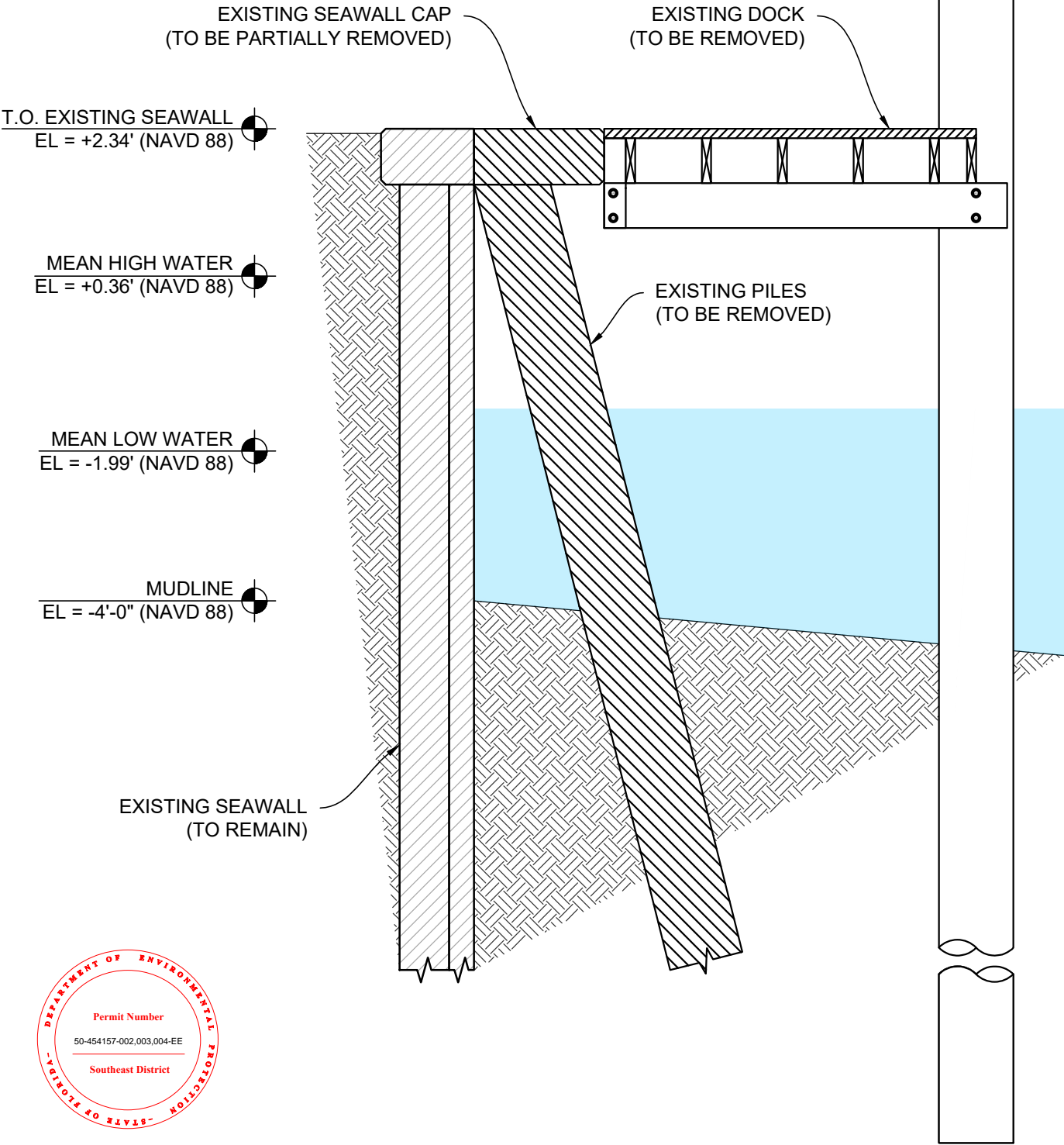
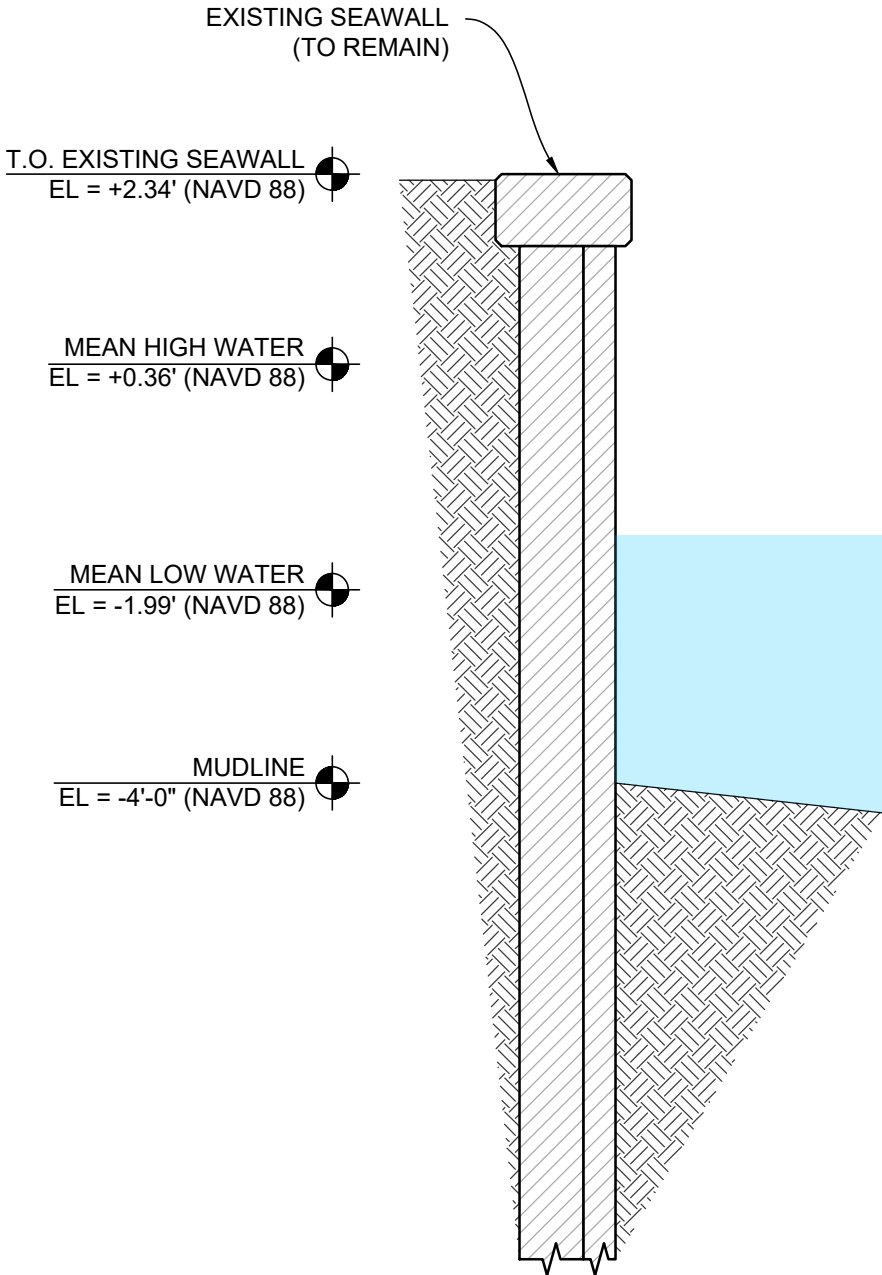
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DATE	REV.	DESCRIPTION

SHEET NAME:
EXISTING DOCK &
SEAWALL SECTION

SHEET NO:
S-4



1

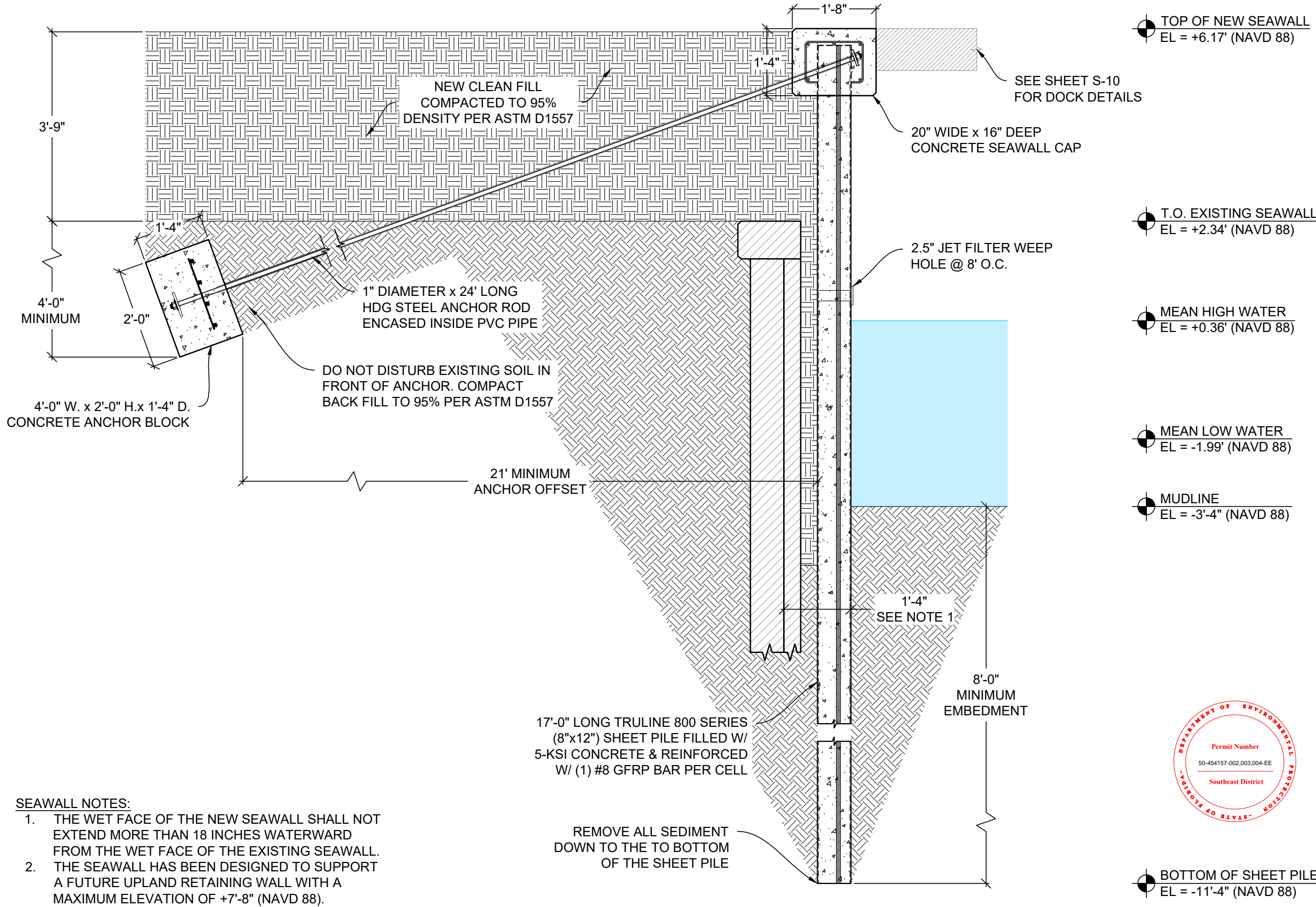
SCALE:
1/2" = 1'-0"

EXISTING SEAWALL

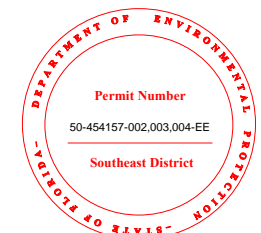
2

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

EXISTING SEAWALL & DOCK



- SEAWALL NOTES:**
1. THE WET FACE OF THE NEW SEAWALL SHALL NOT EXTEND MORE THAN 18 INCHES WATERWARD FROM THE WET FACE OF THE EXISTING SEAWALL.
 2. THE SEAWALL HAS BEEN DESIGNED TO SUPPORT A FUTURE UPLAND RETAINING WALL WITH A MAXIMUM ELEVATION OF +7'-8" (NAVD 88).



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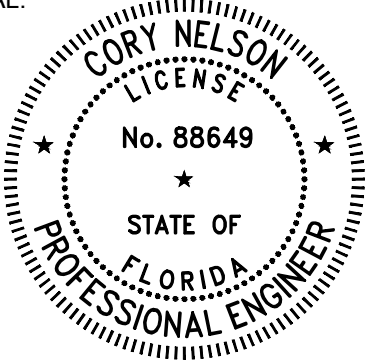


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SEAL:

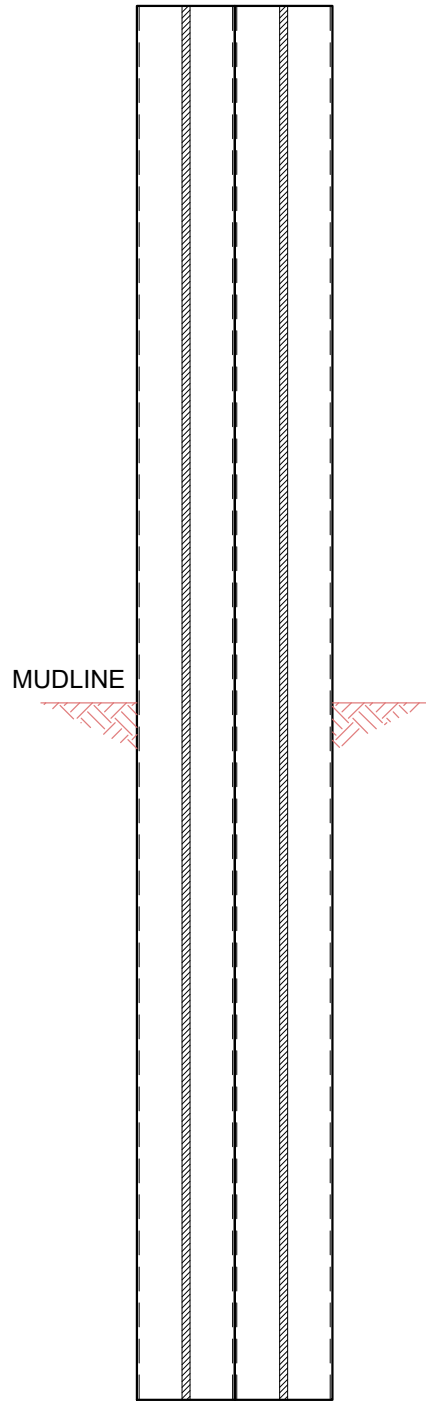


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DATE	REV.	DESCRIPTION

SHEET NAME:
**PROPOSED
SEAWALL SECTION**

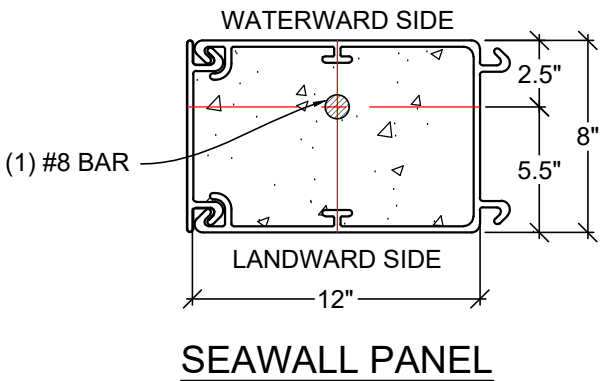
SHEET NO:
S-5



800 SERIES TRULINE
SHEET PILE

SHEET PILE NOTES:

- 1. EVACUATE ALL SEDIMENT TO THE BOTTOM OF THE SHEET PILE. DE-WATER EACH CELL PRIOR TO POURING AND USE A TREMIE PIPE TO PLACE THE CONCRETE.
- 2. COMPLETELY FILL EACH CELL WITH 5-KSI CONCRETE AND REINFORCE WITH CONTINUOUS BARS DOWN TO THE PILE TIP.
- 3. NO BACKFILL SHALL BE PLACED AGAINST WALLS UNLESS THE WALLS ARE ADEQUATELY BRACED.
- 4. INSTALL VINYL JET FILTER WEEP HOLES EVERY 8'-0" O.C. 6 INCHES ABOVE THE MEAN HIGH WATER LINE.



MATERIAL SPECIFICATIONS:

- 1. GFRP BAR REINFORCEMENT SHALL HAVE A GUARANTEED MINIMUM TENSILE STRENGTH OF 145 KSI AND A GUARANTEED MODULUS OF ELASTICITY OF 8,702 KSI PER ASTM D7957.
- 2. GFRP REINFORCEMENT SHALL NOT BE SUBSTITUTED WITH STEEL OR OTHER TYPES OF REINFORCEMENT WITHOUT APPROVAL FROM THE ENGINEER OF RECORD (EOR).
- 3. CONCRETE SHALL BE NORMAL WEIGHT WITH A MAXIMUM WATER/CEMENT RATIO OF 0.40 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F'C) OF 5000 P.S.I AT 28 DAYS.

REINFORCEMENT DETAILING:

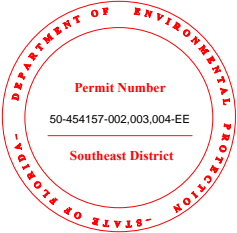
- 4. ALL REINFORCING SHALL BE SUPPORTED BY AND SECURED TO PLASTIC BOLSTERS. THE USE OF BRICKS OR ROCKS TO SUPPORT REINFORCING IS NOT ACCEPTED.
- 5. A MINIMUM OF 3" CLEAR CONCRETE COVER IS REQUIRED AROUND ALL REINFORCING.
- 6. WHERE WALLS, BEAMS, OR FOOTINGS CHANGE DIRECTION, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS THE SPECIFIED STEEL. PROVIDE DOWELS OR LAP SPLICES OF THE APPROPRIATE CLASS TO MAINTAIN CONTINUITY.
- 7. BAR REINFORCEMENT LAP SPLICE LENGTH SHALL BE A MINIMUM OF 48 TIMES THE BAR DIAMETER U.N.O.

PREPARATION AND PLACEMENT:

- 8. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO PLACING CONCRETE TO ALLOW FOR THE INSPECTION OF REINFORCING AND FORM WORK.
- 9. WET WOOD FORMS IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.
- 10. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN BATCHED AND SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME. CONCRETE BATCHES OLDER THAN 90 MINUTES WILL BE REJECTED.
- 11. CONCRETE SHALL BE PLACED WITH A TREMIE PIPE FOR DROPS GREATER THAN EIGHT FEET. FREE FALL OF CONCRETE GREATER THAN EIGHT FEET IS PROHIBITED.
- 12. CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND MAINTAINED WITH MINIMAL MOISTURE LOSS FOR THE PERIOD NECESSARY FOR CONCRETE HARDENING.

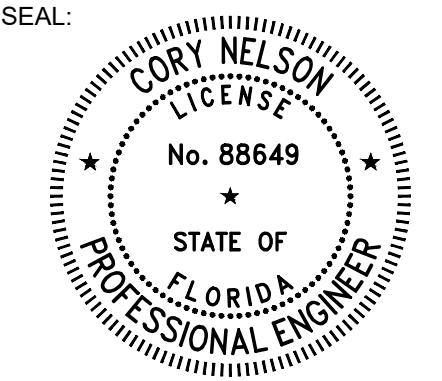
TESTING REQUIREMENTS:

- 13. AT THE OWNER'S DISCRETION, SIX (6) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF AND SHALL BE TESTED AT 3, 7 AND 28 DAYS. SLUMP SHALL NOT EXCEED 5" (±1").



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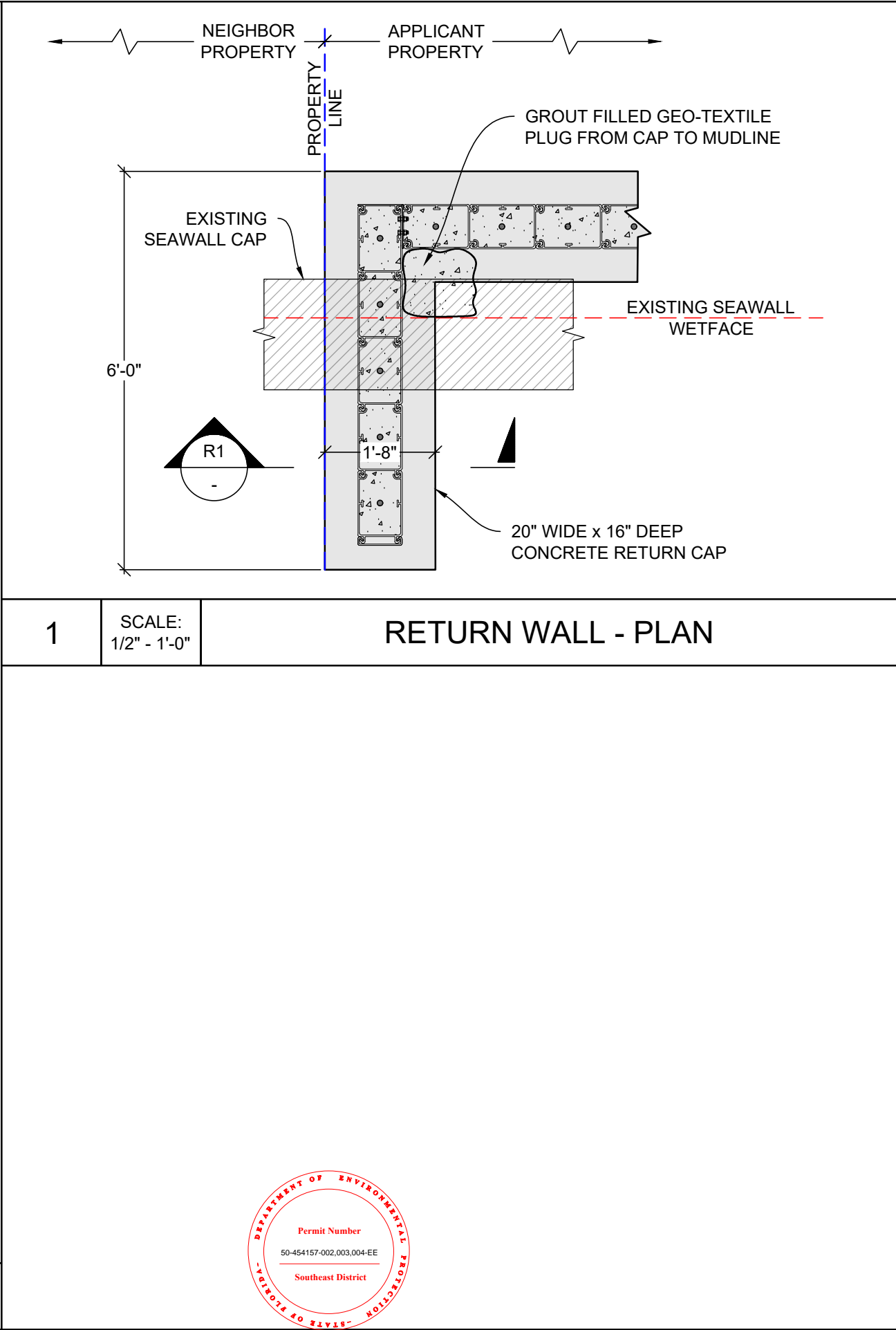
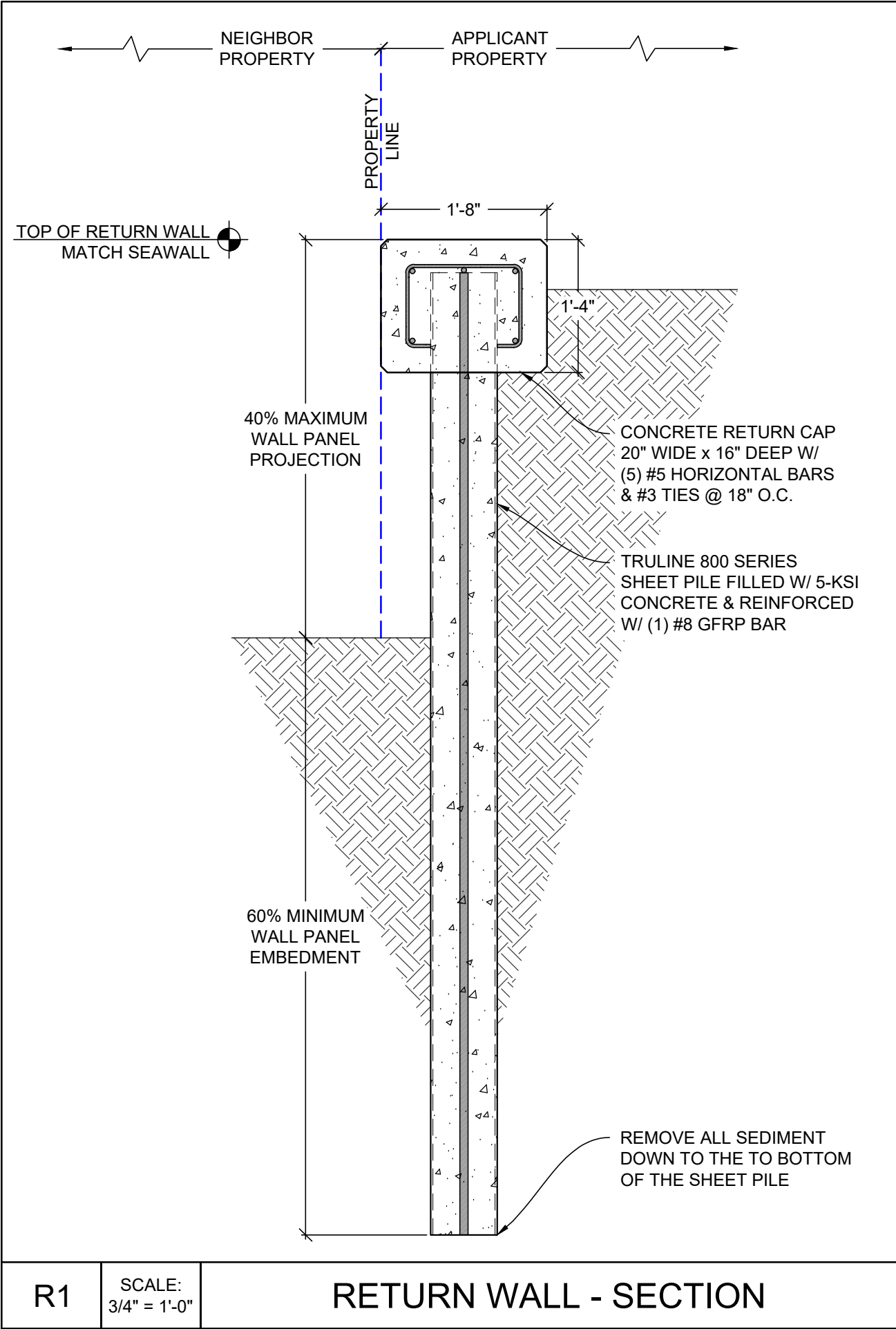
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DATE	REV.	DESCRIPTION

SHEET NAME:
PILE NOTES &
DETAILS

SHEET NO:
S-6



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SEAL:

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LICENSE
No. 88649
STATE OF
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PROFESSIONAL ENGINEER

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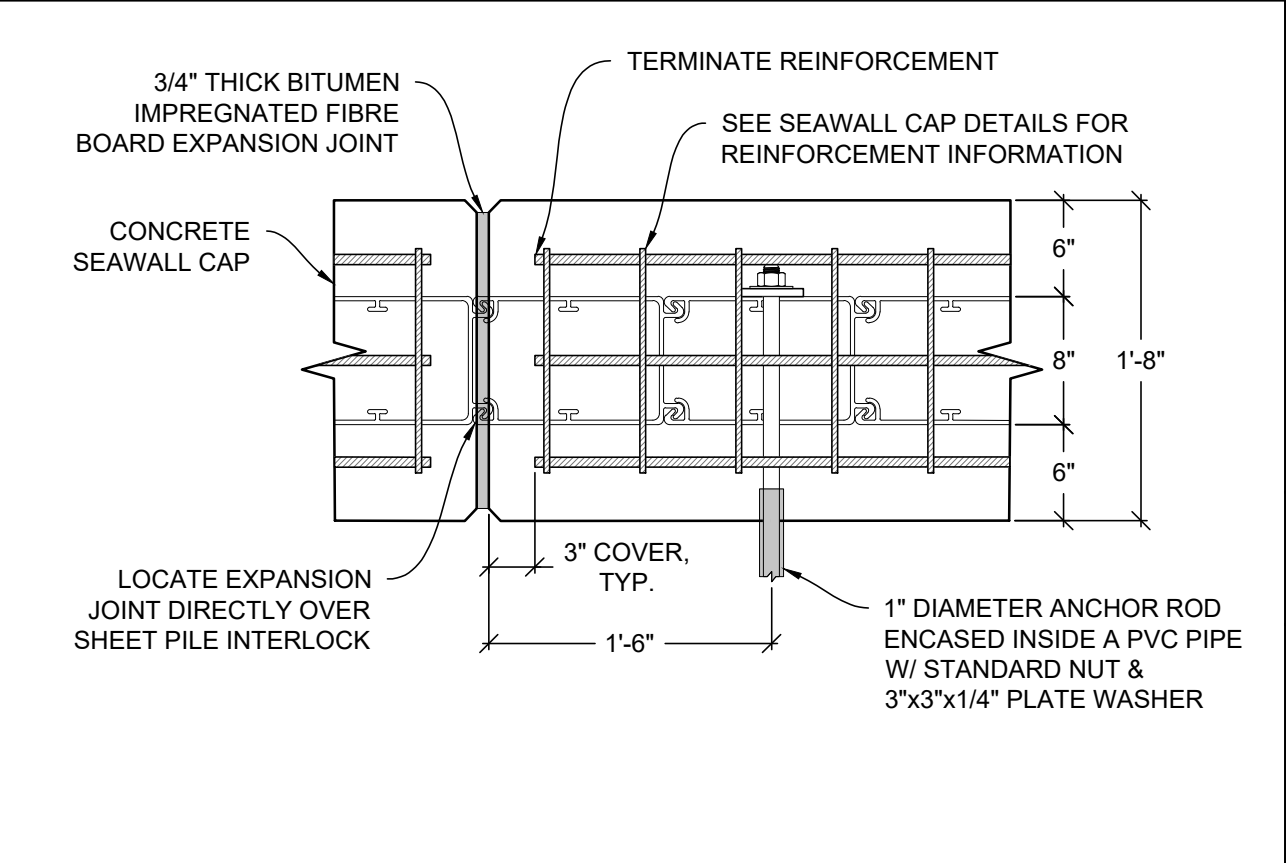
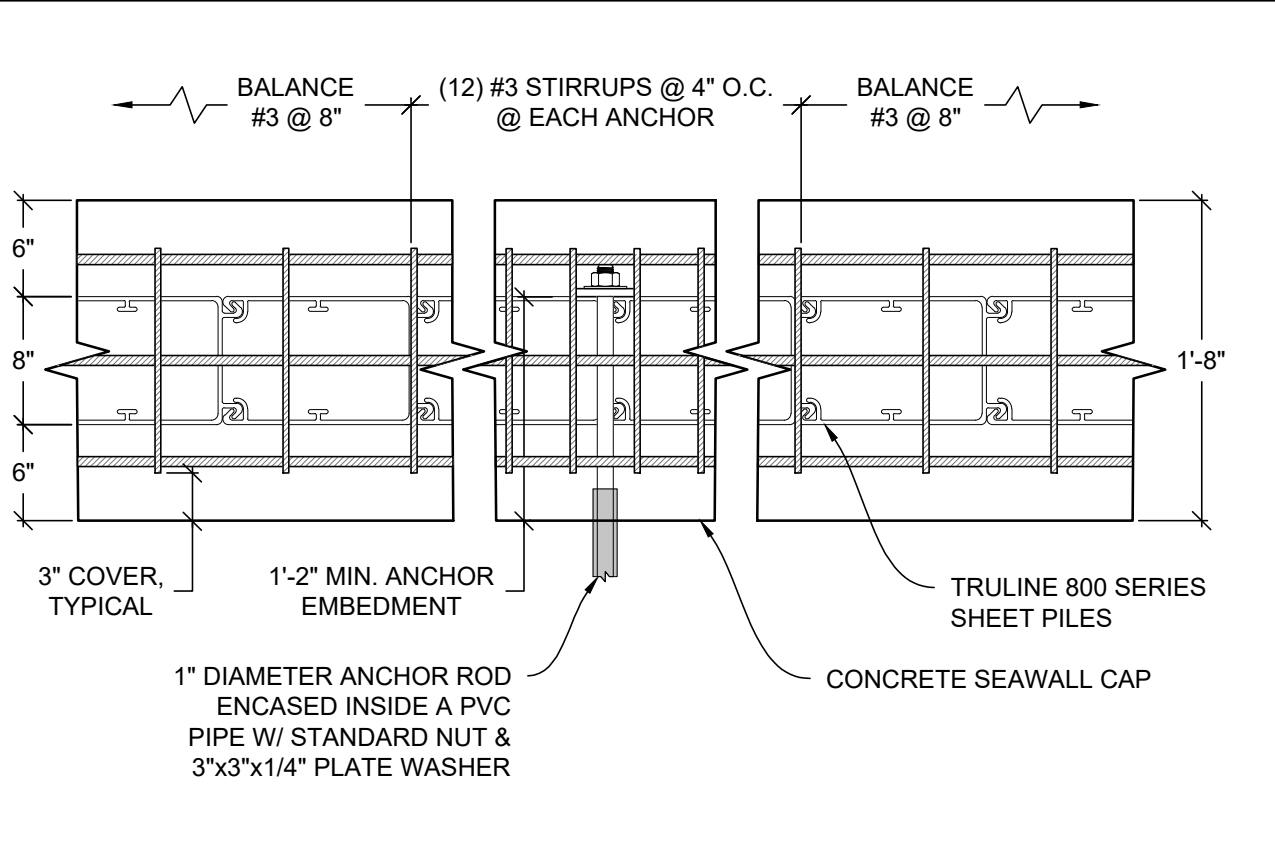
JOB NO.: 240345D		DATE: 15-Nov-24
DATE	REV.	DESCRIPTION

SHEET NAME:

**SEAWALL
DETAILS**

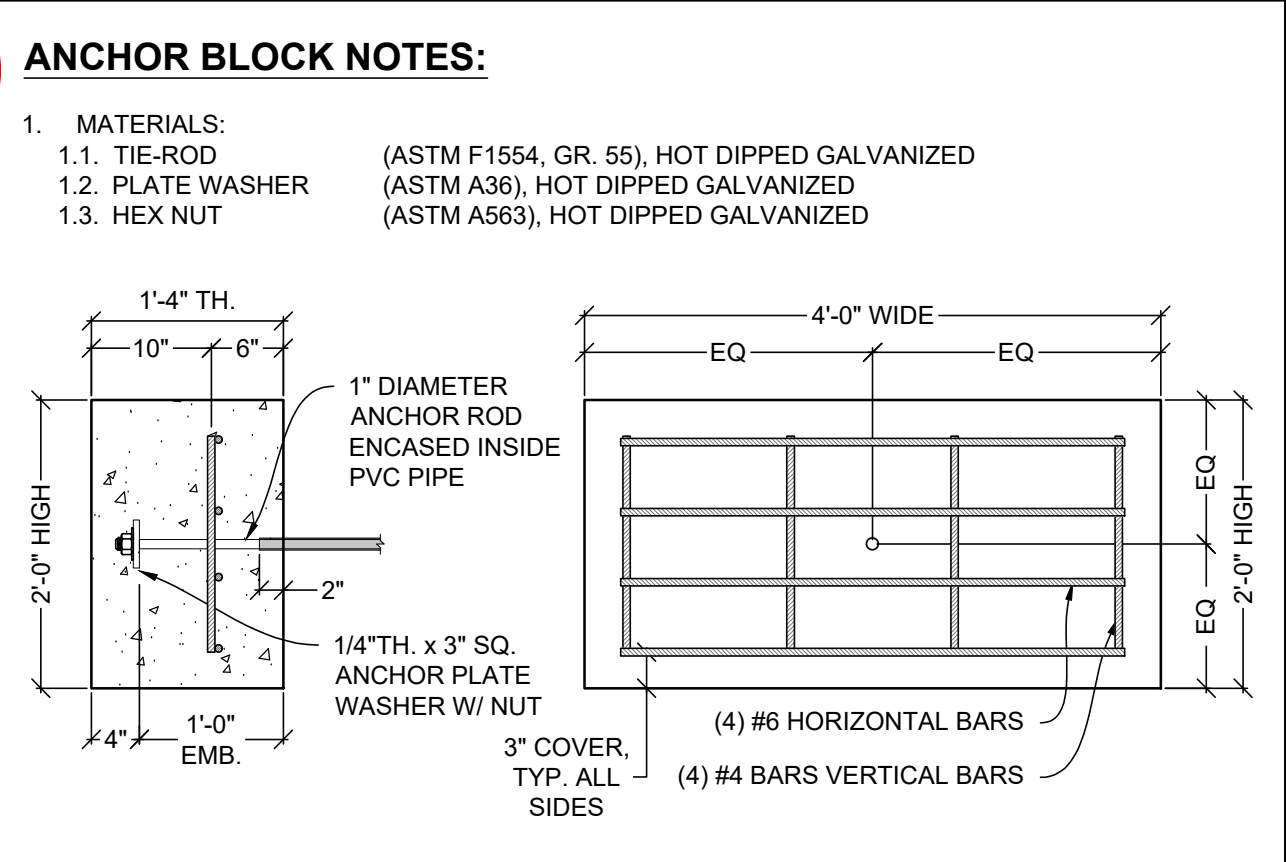
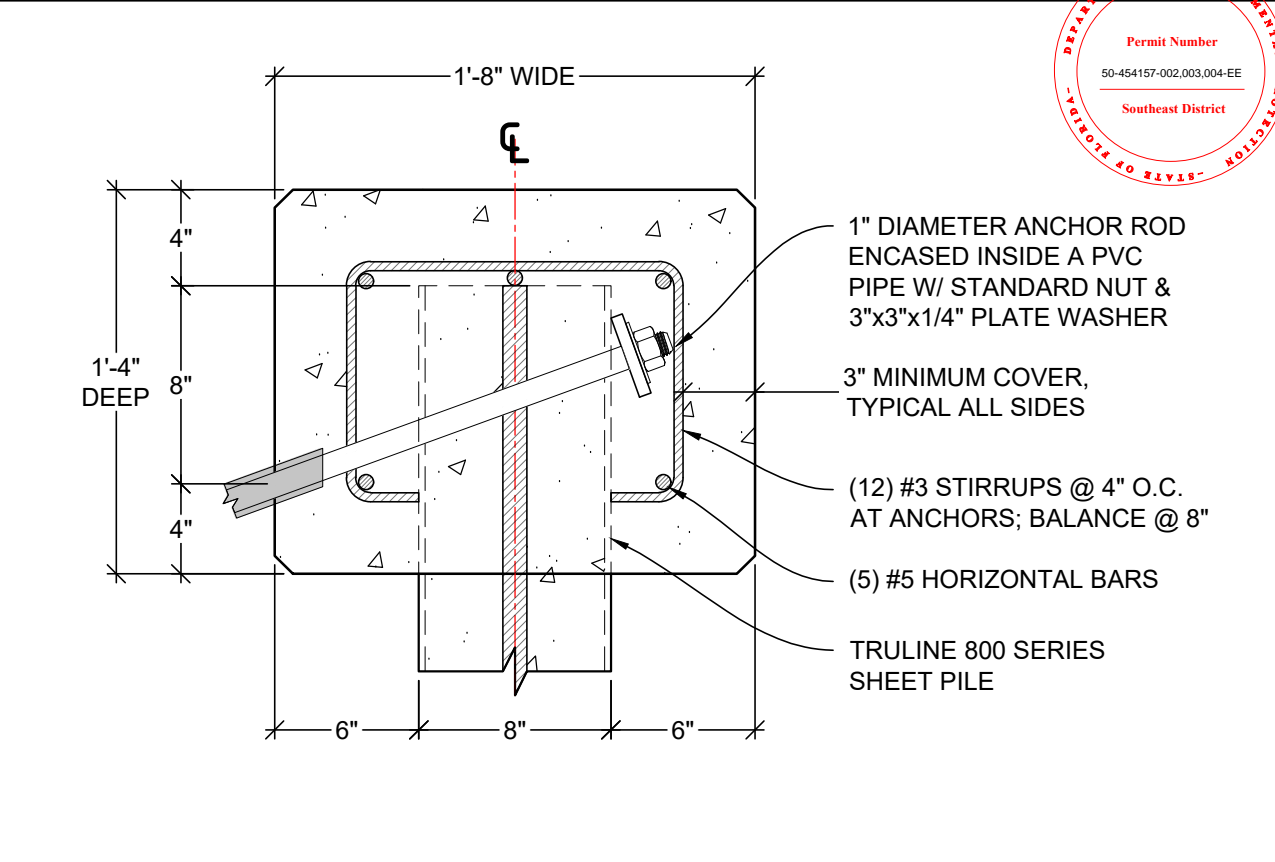
SHEET NO:

S-7



1 SCALE: 1" = 1'-0" SEAWALL CAP - PLAN

2 SCALE: 1" = 1'-0" SEAWALL CAP - EXPANSION JOINT



3 SCALE: 1 1/2" = 1'-0" SEAWALL CAP - SECTION

4 SCALE: 3/4" = 1'-0" ANCHOR BLOCK

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JOB NO.: 240345D DATE: 15-Nov-24

DATE	REV.	DESCRIPTION

SHEET NAME:
**SEAWALL
DETAILS**

SHEET NO:
S-8

Page 166

WOOD NOTES:

1. MATERIALS:

1.1. WOOD FRAMING:

1.2. CONNECTORS:

1.3. FASTENERS:

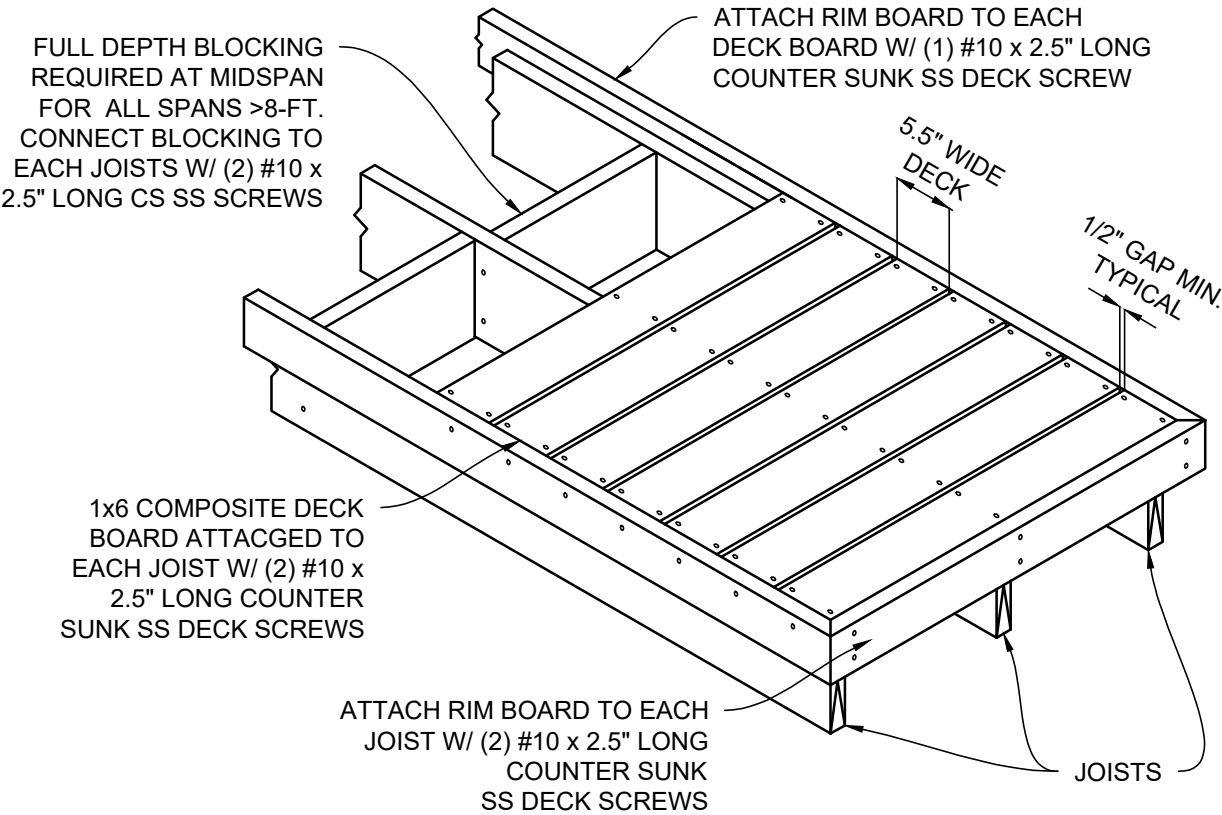
1.4. BOLTS & ANCHORS:

C.C.A. PRESSURE TREATED SOUTHERN PINE NO. 2

SIMPSON 316 STAINLESS STEEL

COUNTERSUNK 316 STAINLESS STEEL

316 STAINLESS STEEL
2. BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN AND SIDE MEMBERS.
3. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT.
4. LUMBER SIZES SHOWN IN THE DRAWINGS ARE NOMINAL SIZE. ACTUAL SIZES SHALL CONFORM TO AMERICAN LUMBER STANDARD PS-20-99.
5. FRAMING LUMBER SHALL BE SOUND, FREE OF IMPERFECTIONS, THOROUGHLY SEASONED, SURFACED FOUR SIDES, WELL MANUFACTURED AND FREE FROM WARP NOT CORRECTABLE BY BRIDGING, BLOCKING OR NAILING. MOISTURE CONTENT SHALL BE A MAX OF 19 PERCENT.



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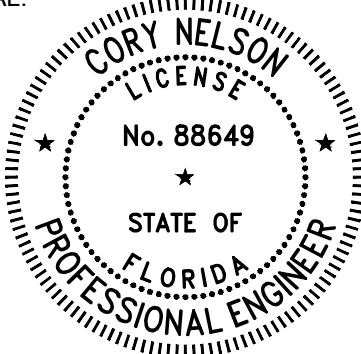


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DATE	REV.	DESCRIPTION

SHEET NAME:
DOCK FRAMING &
WOOD NOTES

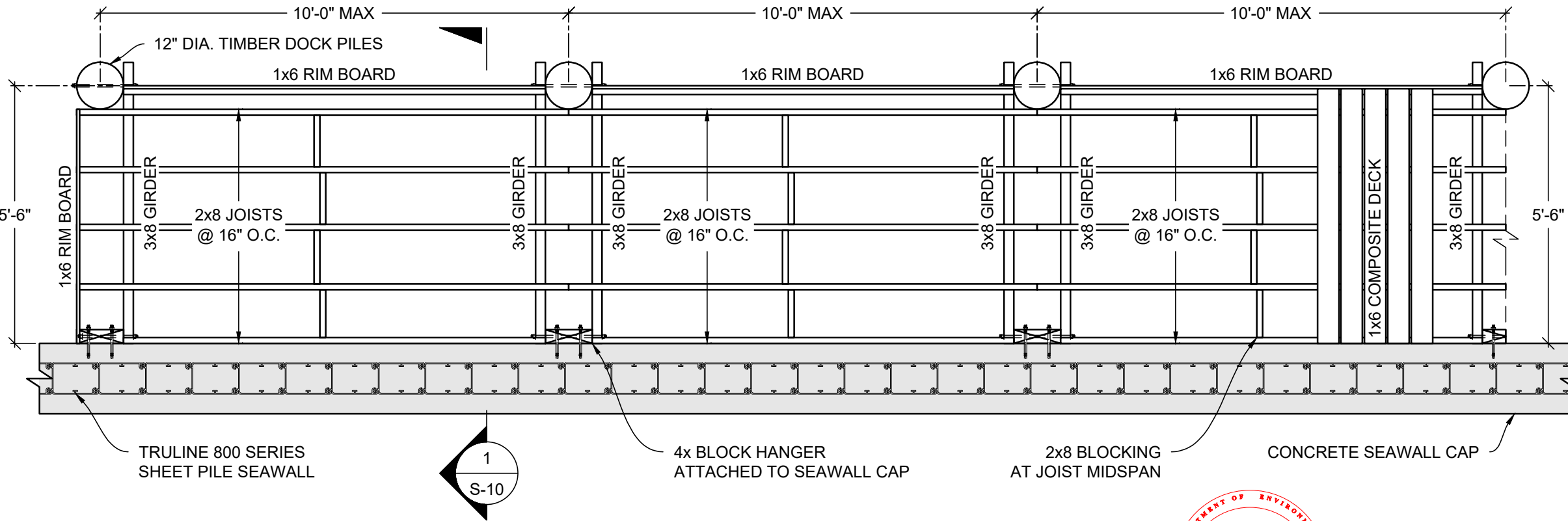
SHEET NO:
S-9

WOOD NOTES

1

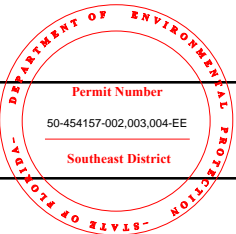
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N.T.S.

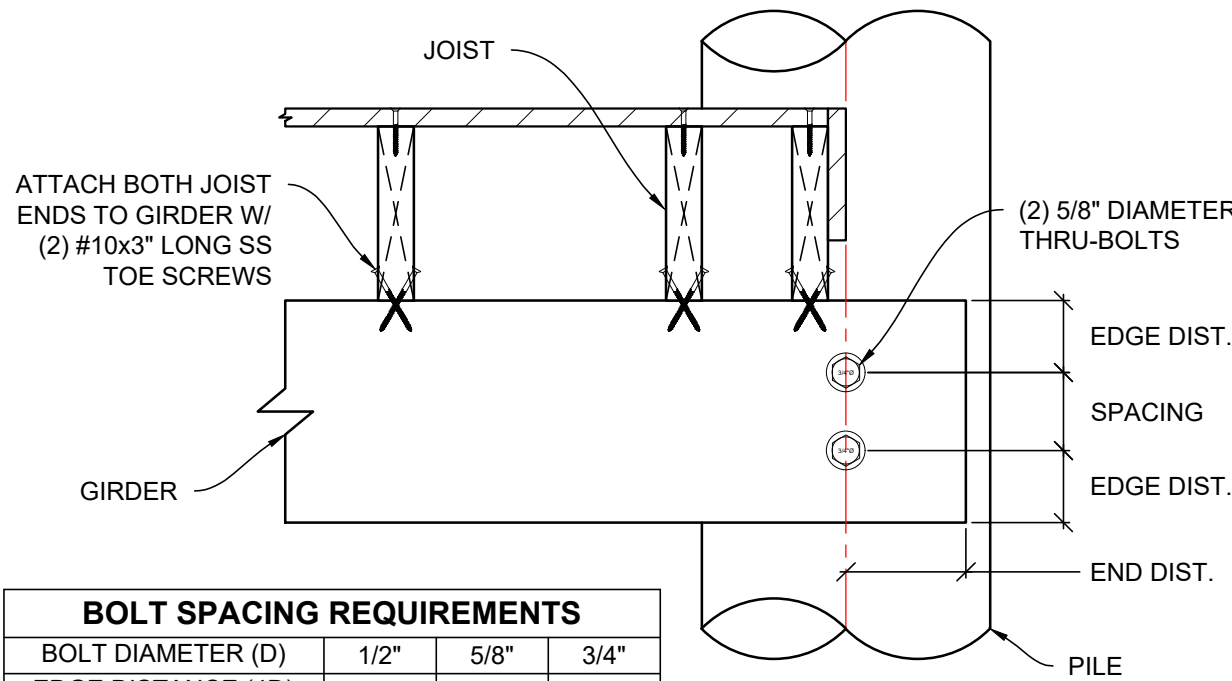
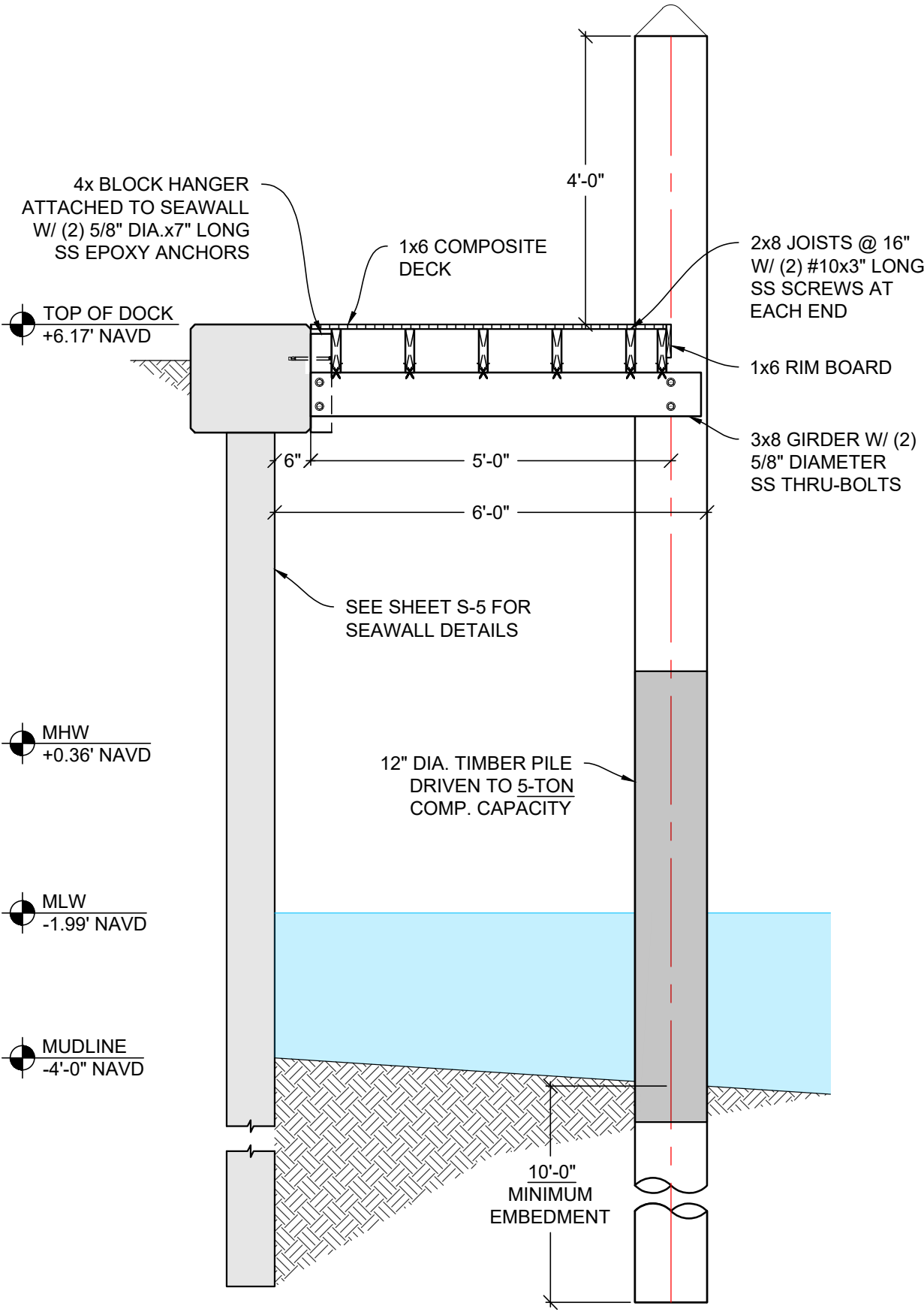
WOOD DECK W/ RIM JOISTS



SCALE:
3/8" = 1'-0"

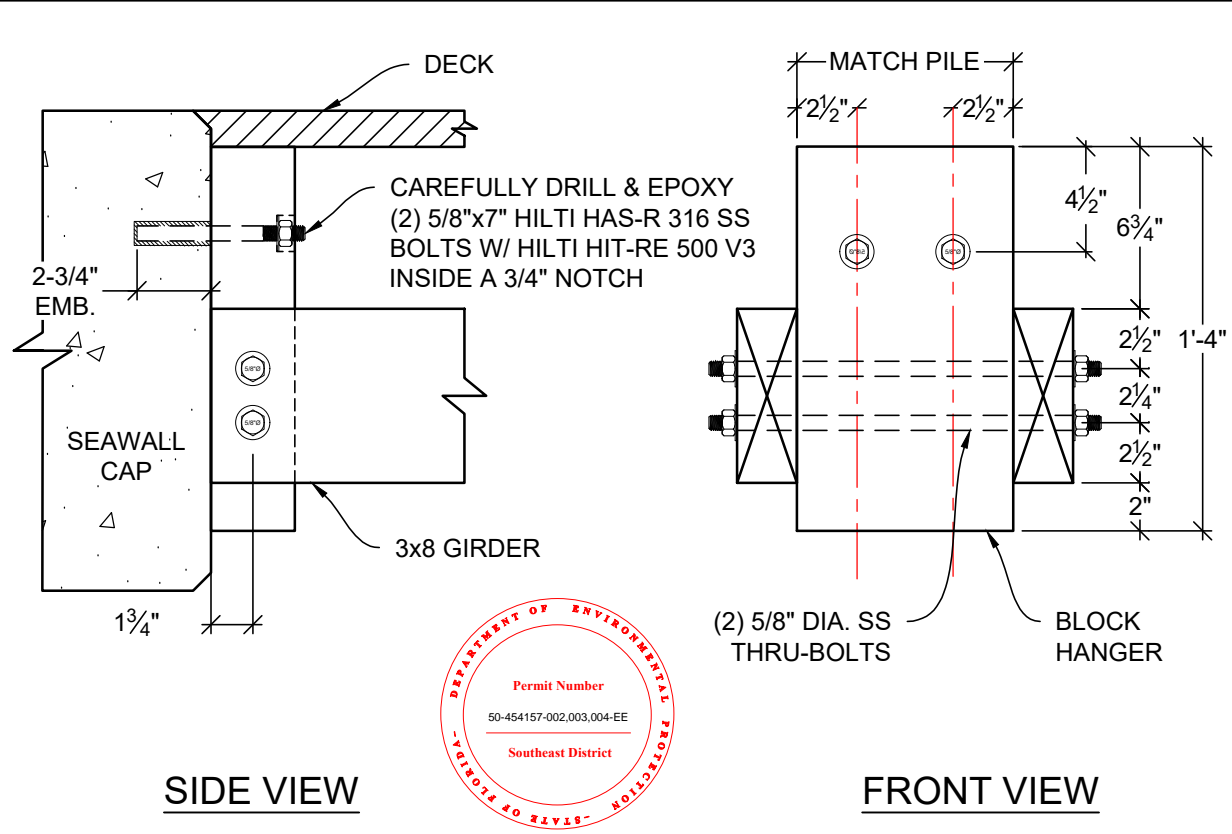
PARTIAL DOCK FRAMING PLAN





BOLT SPACING REQUIREMENTS			
BOLT DIAMETER (D)	1/2"	5/8"	3/4"
EDGE DISTANCE (4D)	2"	2-1/2"	3"
END DISTANCE (4D)	2"	2-1/2"	3"
BOLT SPACING (4D)	2"	2-1/2"	3"

2 SCALE: 1 1/2" = 1'-0" TYPICAL DOCK CONNECTIONS



3 SCALE: 1 1/2" = 1'-0" 4x HANGER W/ 3x8 GIRDER

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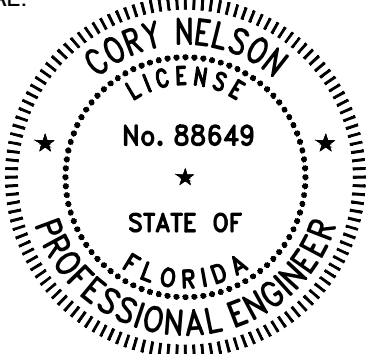


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SEAL:

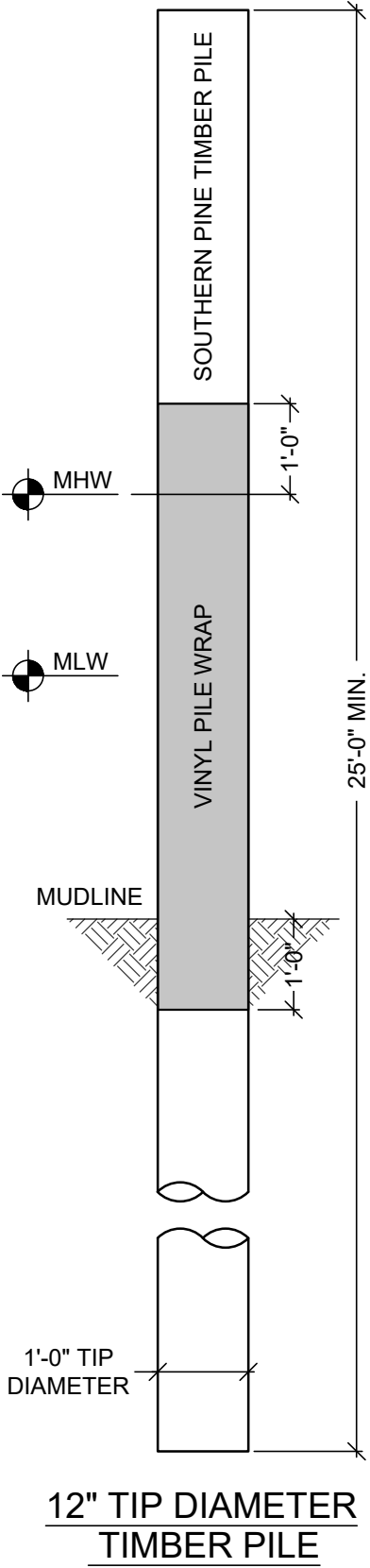


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SHEET NAME:
**DOCK SECTION
& DETAILS**

SHEET NO:
S-10

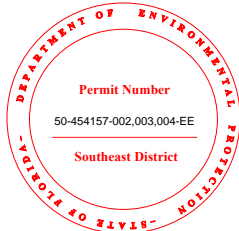


TIMBER PILE NOTES:

- 1. TIMBER PILES SHALL BE SOUTHERN YELLOW PINE (SYP) AND CONFORM TO ASTM D25 REQUIREMENTS.
- 2. SYP PILES SHALL BE PRESSURE TREATED WITH CHROMATED COPPER ARSENATE (CCA) TO A MINIMUM FINAL RETENTION OF 2.5 PCF.
- 3. OPTIONAL TIMBER PILE VINYL WRAP SHALL BE INSTALLED 1-FT INTO MUDLINE AND 1-FT ABOVE MHW PER MANUFACTURER INSTRUCTIONS.

PILE DRIVING NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO COMMENCING ANY PILE DRIVING ACTIVITIES.
- 2. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS FOR EACH PILE DRIVEN, INCLUDING WIDTH, LENGTH, PENETRATION DEPTH, BLOW COUNTS, AND CUT-OFF LENGTHS.
- 3. PILES SHALL BE DRIVEN WITH A TOLERANCE OF NO MORE THAN 1/4" PER FOOT FROM VERTICAL OR FROM THE SPECIFIED BATTER LINE, WITH THE PILE HEAD POSITION NOT EXCEEDING A 3" DEVIATION FROM THE LOCATION SHOWN ON THE PLANS.
- 4. CARE MUST BE TAKEN TO AVOID EXCESSIVE VIBRATIONS. VIBRATION LEVELS SHALL BE MONITORED TO ENSURE COMPLIANCE WITH LOCAL REGULATIONS.
- 5. IN CASES WHERE PILES MUST PENETRATE HARD ROCK LAYERS, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE PRE-DRILLED OR PUNCHED HOLES. FINAL PENETRATION SHALL BE ACHIEVED BY DRIVING THE PILES TO THE SPECIFIED TIP ELEVATION.
- 6. THE PILE DRIVING HAMMER SHALL BE APPROPRIATELY SIZED TO MEET REQUIRED DRIVING RESISTANCE AND ENSURE PROPER PILE INSTALLATION.
- 7. SUITABLE ANVILS OR CUSHIONS, SELECTED BASED ON PILE SIZE AND MATERIAL, SHALL BE USED TO PREVENT DAMAGE WITHOUT SIGNIFICANTLY ABSORBING HAMMER ENERGY.



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PALM BEACH COUNTY

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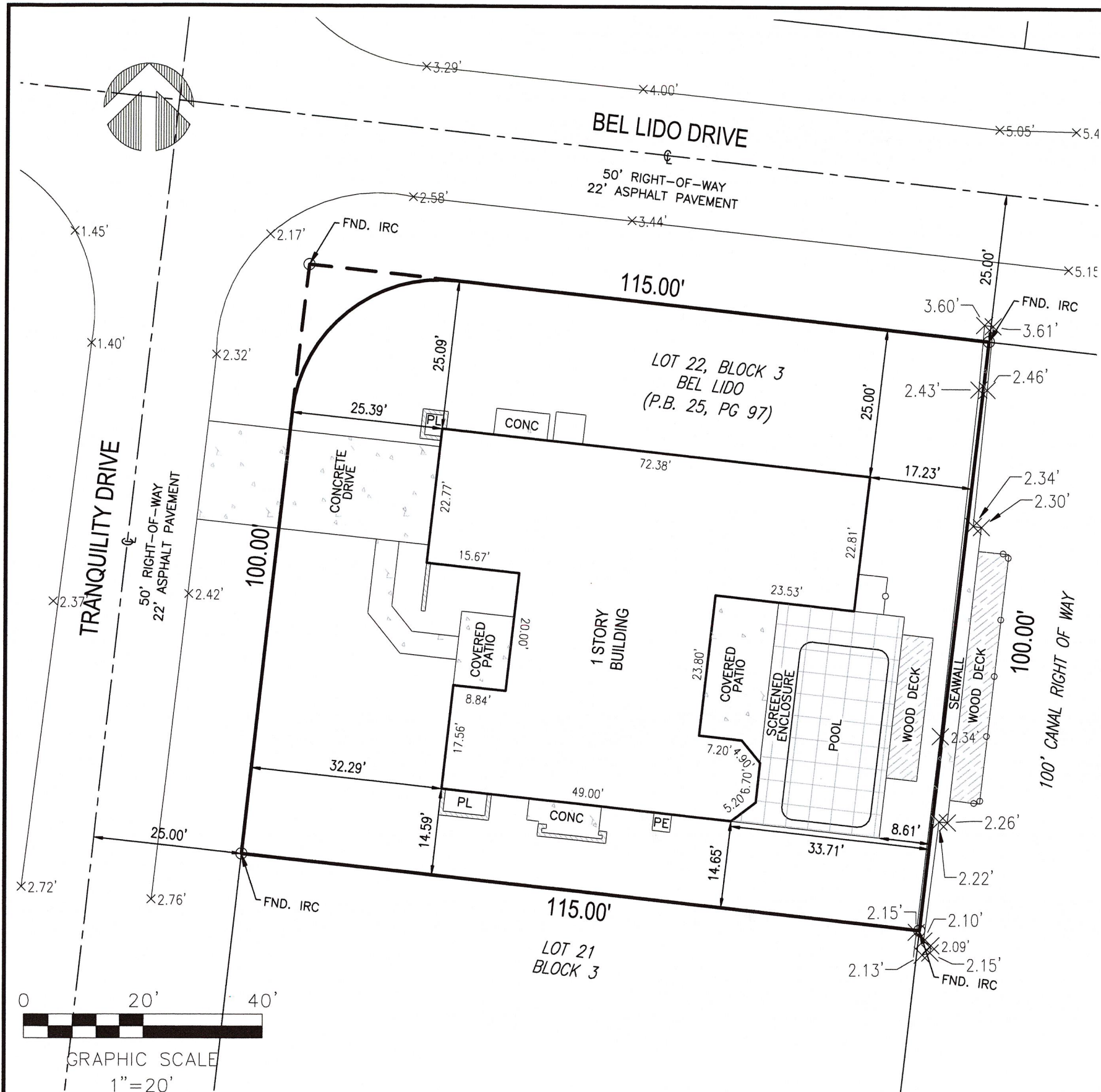
DATE	REV.	DESCRIPTION

SHEET NAME:

PILE DETAILS

SHEET NO:

S-11



LEGAL DESCRIPTION

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

SAID LANDS SITUATE IN THE CITY OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 11,500 SQUARE FEET, MORE OR LESS.

NOTES

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

COMMUNITY NUMBER : 125111
PANEL NUMBER : 0989
DATE OF FIRM INDEX : 10/05/2017
ZONE : AE
BASE FLOOD ELEVATION : 6

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BUILDING DEPARTMENT

ABBREVIATIONS

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

LEGEND

- W = WATER SERVICE
E = ELECTRIC SERVICE
T = TELEPHONE BOX
C = CABLE TV BOX
D = DRAINAGE MANHOLE
S = SANITARY MANHOLE
WV = WATER VALVE
S = SIGN
- FIRE HYDRANT
CATCH BASIN
LIGHT POLE
WOOD UTILITY POLE
CONCRETE UTILITY POLE
CLEAN OUT
CENTERLINE
EXISTING ELEVATION

SURVEYOR'S CERTIFICATION

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

Todd M. Phillips

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

DATE OF LAST FIELD WORK: SEPTEMBER 05, 2024

NO.	DATE	BY	CKD	REVISION
1				

NEW TRULINE SEAWALL & WOOD DOCK

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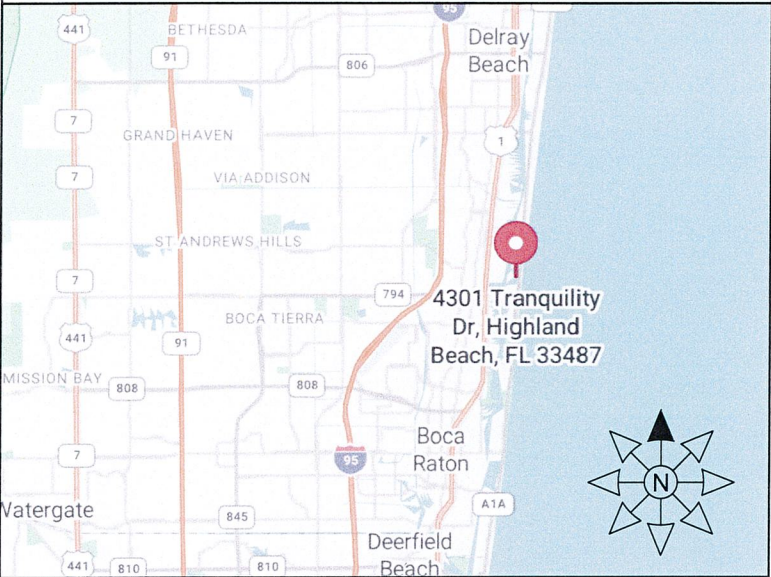
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HIGHLAND BEACH
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VICINITY MAP



AERIAL VIEW



SITE PHOTO



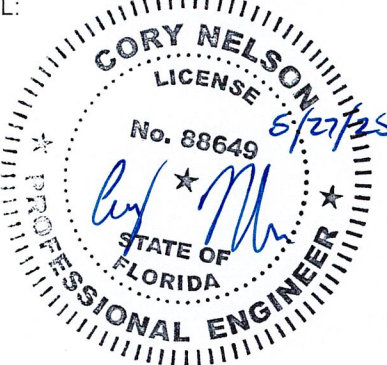
PROJECT ADDRESS:

4301 TRANQUILITY DRIVE
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:

APH MARINE
CONSTRUCTION

SEAL:

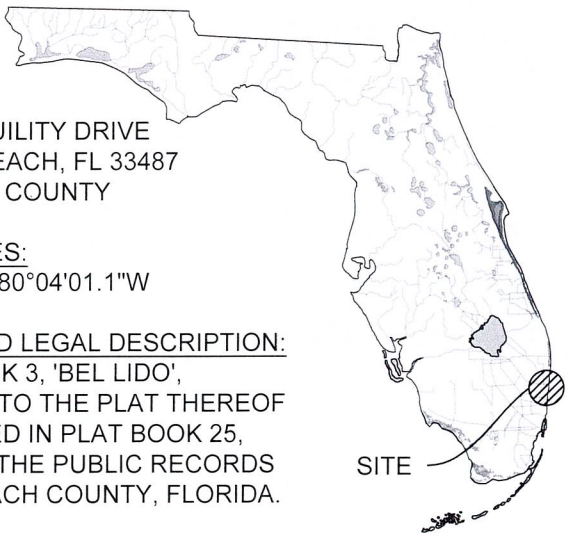


SITE LOCATION

ADDRESS:
4301 TRANQUILITY DRIVE
HIGHLAND BEACH, FL 33487
PALM BEACH COUNTY

COORDINATES:
26°23'57.2"N, 80°04'01.1"W

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



SCOPE OF WORK

DEMOLITION:

1. REMOVE EXISTING WOOD DOCK.
2. PARTIALLY REMOVE EXISTING SEAWALL CAP & PILES.

NEW CONSTRUCTION:

1. INSTALL NEW 100-FT LONG TRULINE SEAWALL RESTRAINED WITH CONCRETE ANCHOR BLOCKS.
2. CONSTRUCT A NEW 5' WIDE x 40' LONG WOOD DOCK SUPPORTED BY DRIVEN TIMBER PILES.

SHEET INDEX

SHEET	DESCRIPTION
S-0	TITLE SHEET
S-1	GENERAL NOTES
S-2	EXISTING SITE PLAN
S-3	PROPOSED SITE PLAN
S-4	EXISTING DOCK & SEAWALL SECTION
S-5	PROPOSED SEAWALL SECTION
S-6	CONCRETE & ANCHOR NOTES
S-7	SEAWALL DETAILS
S-8	SEAWALL DETAILS
S-9	DOCK FRAMIG & WOOD NOTES
S-10	DOCK SECTION & DETAILS
S-11	PILE DETAILS

JOB NO.: 240345D DATE: 14-Apr-25

DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

TITLE SHEET

SHEET NO:

S-0

APPLICABLE CODES:

- 1. FLORIDA BUILDING CODE, 8TH EDITION, 2023 (FBC)
- 2. AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, 2022 (ASCE 7-22)
- 3. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2024 (NDS)
- 4. AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY, 2019 (ACI 318-19)
- 5. AMERICAN CONCRETE INSTITUTE, GUIDE FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL CONCRETE REINFORCED WITH FRP BARS, 2015 (ACI 440.1R-15)

DESIGN CRITERIA:

- 1. WIND SPEED CRITERIA:
 - RISK CATEGORY II
 - EXPOSURE CATEGORY D
 - ULTIMATE WIND SPEED 170 MPH
 - ULTIMATE WIND UPLIFT 66 PSF / 40 PSF (ASD)
- 2. NOAA TIDE DATA:
 - MEAN HIGH WATER (MHW) +0.36-FT (NAVD 88)
 - MEAN LOW WATER (MLW) -1.99-FT (NAVD 88)
- 3. LOAD CRITERIA:
 - DOCK LIVE LOAD 60 PSF
 - DOCK DEAD LOAD 5 PSF
 - UPLAND LIVE LOAD SURCHARGE 60 PSF
- 4. GEOTECHNICAL REPORT BY SPECIALTY ENGINEERING CONSULTANTS, INC., DATED MARCH 4, 2024.
 - ACTIVE WATER PRESSURE ELEVATION MHW
 - PASSIVE WATER PRESSURE ELEVATION MLW
 - WEEP HOLES 8'-0" O.C. AT MHW
- 5. TOPOGRAPHICAL AND BOUNDARY SURVEY BY "PHILLIPS SURVEYING & MAPPING", DATED 9/20/2024.
 - TOP OF EXISTING SEAWALL +2.34 FEET (NAVD 88) / +3.89 (NGVD 29)
 - TOP OF NEW SEAWALL +7.17 FEET (NAVD 88) / +8.72 (NGVD 29)

GENERAL NOTES:

- 1. TO THE BEST OF OUR KNOWLEDGE, THESE DRAWINGS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2. ALL ELEVATIONS ON DRAWINGS DEPICTED AS NAVD 88, U.N.O.
- 3. INFORMATION SHOWN ON THE DRAWINGS AS TO THEIR LOCATION AND CHARACTER HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER; THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. THE ENGINEER IS NOT LIABLE FOR ANY UNKNOWNNS THAT ARE DISCOVERED DURING CONSTRUCTION.
- 4. ALL EXISTING DIMENSIONS AFFECTING THE WORK SHOWN ON THE DRAWINGS SHALL BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- 5. DO NOT SCALE THESE DRAWINGS TO OBTAIN DIMENSIONS.
- 6. NO DEVIATION FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.
- 7. THESE DRAWINGS DO NOT DEFINE THE TOTAL SCOPE OF CONSTRUCTION CONTRACT DOCUMENTS. REFER TO CONSTRUCTION MANAGER'S CONTRACT DOCUMENTS.
- 8. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ENGINEER'S PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE THE ADEQUACY OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.

DEMOLITION:

- 1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN THE CONSTRUCTION AREA. CALL 811 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS RELATED TO THE PARTIAL DEMOLITION OF THE EXISTING SEAWALL, INCLUDING SHORING, BRACING, AND PROTECTING THE STABILITY AND INTEGRITY OF EXISTING AND NEW STRUCTURES DURING DEMOLITION AND CONSTRUCTION.
- 3. STABILIZATION OF SOIL DURING DEMOLITION OF EXISTING WALLS AND CONSTRUCTION OF NEW SEAWALL IS REQUIRED. ALL ENGINEERING, DESIGNS AND MEANS AND METHODS OF CONSTRUCTION RELATED TO SOIL STABILIZATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SHOP DRAWING REVIEW:

- 1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- 2. SHOP DRAWING SUBMITTALS ARE REQUIRED FOR THE FOLLOWING ITEMS:
 - 2.1. PRECAST CONCRETE PILES
 - 2.2. CONCRETE MIX DESIGNS, COATINGS, AND SEALING COMPOUNDS
 - 2.3. STEEL PLATE, ANGLE, & ANCHOR RODS
 - 2.4. CONCRETE BAR REINFORCEMENT

TURBIDITY BARRIERS:

- 1. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- 2. USE FLOATING TURBIDITY BARRIERS WITH WEIGHTED SKIRTS EXTENDING TO WITHIN 1 FT OF THE BOTTOM AROUND ALL IN-WATER OR ADJACENT WORK AREAS.
- 3. MARK TURBIDITY BARRIERS WITH THE CONTRACTOR'S COMPANY NAME IN PERMANENT MARKINGS AT LEAST 3 INCHES HIGH ON THE TOP OF THE BARRIER.
- 4. TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN-WATER WORK.
- 5. CONTRACTOR SHALL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES DURING ALL PHASES OF WORK.

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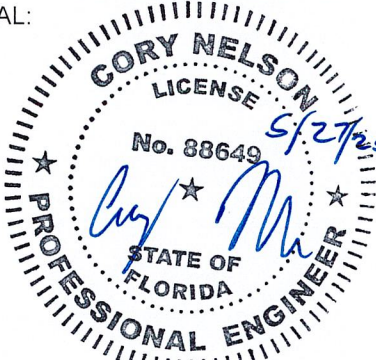


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PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:



JOB NO.: 240345D DATE: 14-Apr-25

DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
GENERAL
NOTES

SHEET NO:
S-1



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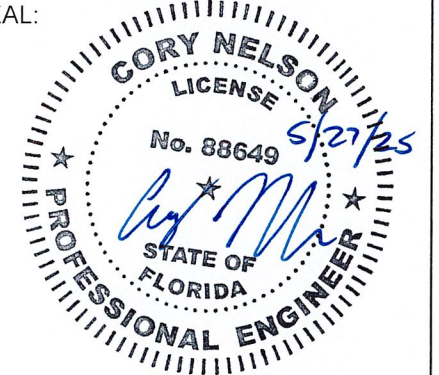
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JOB NO.: 240345D	DATE: 14-Apr-25
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DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

EXISTING SITE PLAN

SHEET NO:

S-2

Page 173

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PROPOSED SCOPE	
SEAWALL (LINEAR FEET)	100
SEAWALL OVER WATER (SQUARE FEET)	50
DOCK OVER WATER (SQUARE FEET)	200
CONCRETE ANCHOR BLOCKS (#)	11
12" TIMBER DOCK PILES (#)	5

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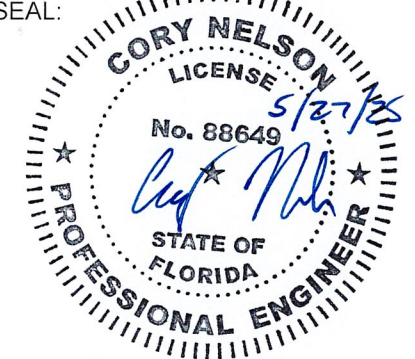
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PALM BEACH COUNTY

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JOB NO.: 240345D DATE: 14-Apr-25

DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

PROPOSED
SITE PLAN

SHEET NO:

S-3

PROPOSED SITE PLAN

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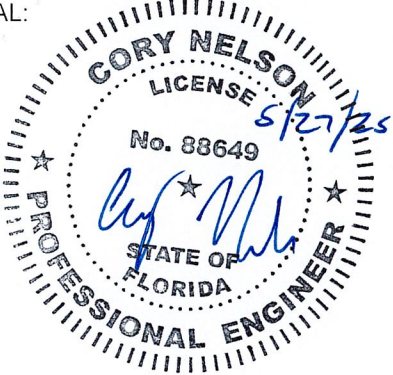
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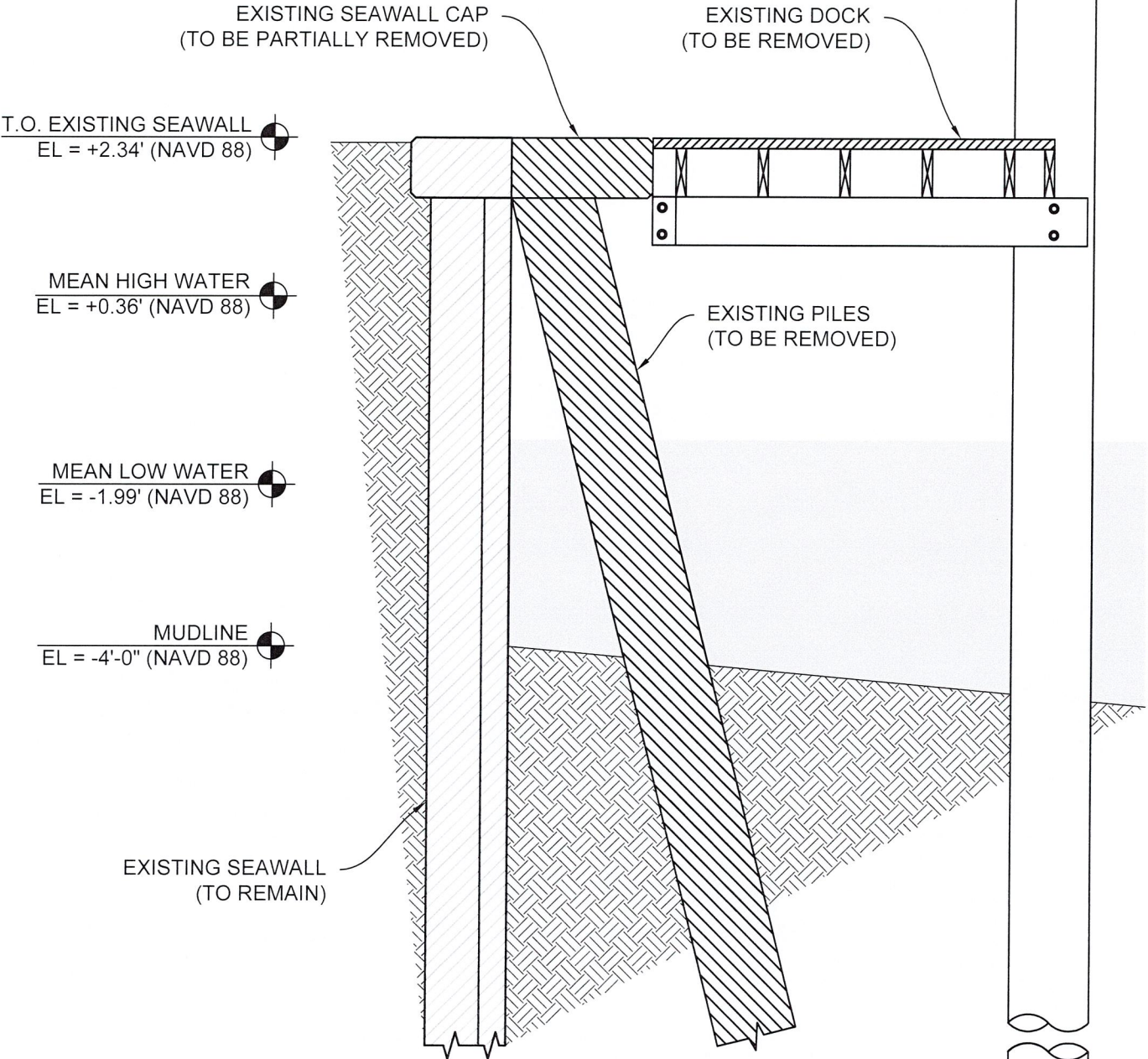
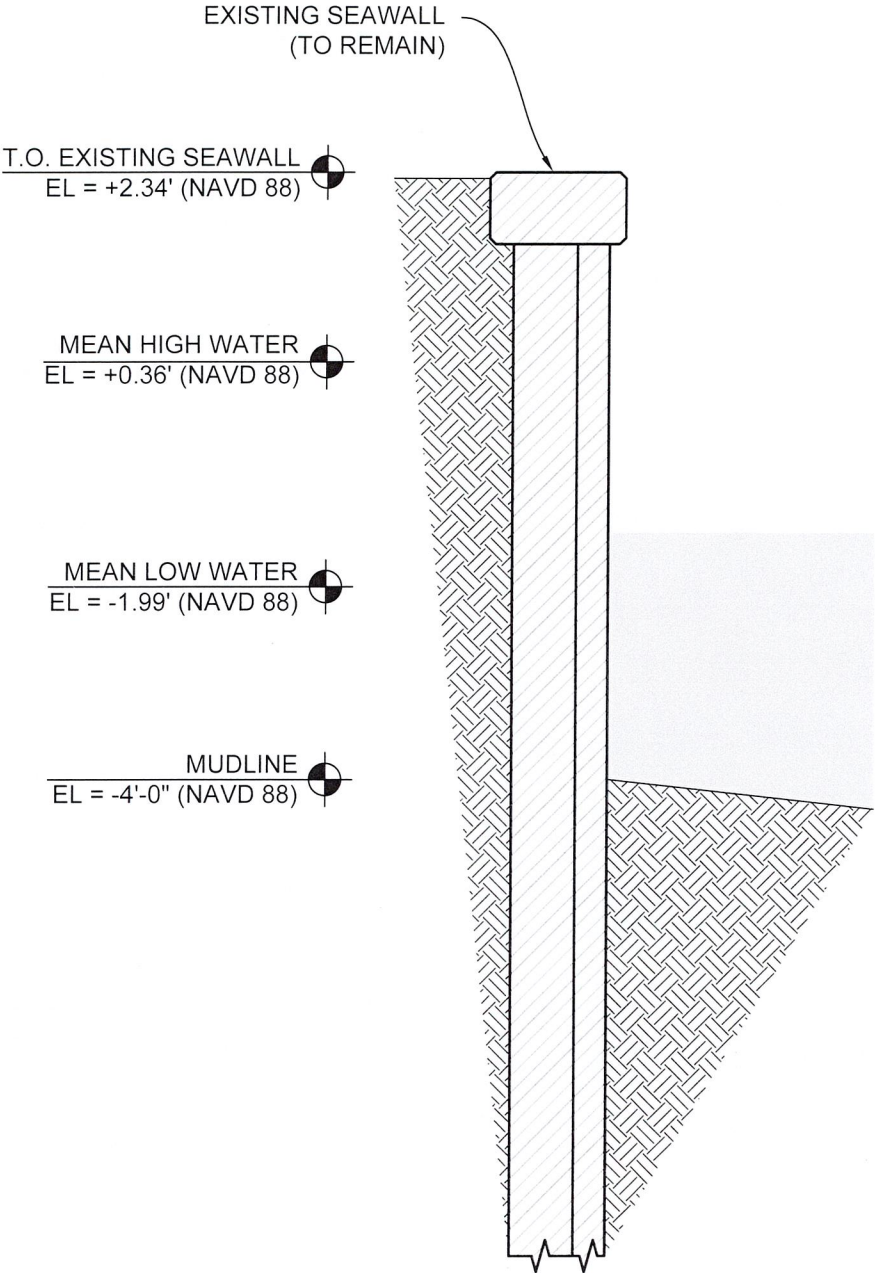
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CONSTRUCTION

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JOB NO.: 240345D		DATE: 14-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
**EXISTING DOCK &
SEAWALL SECTION**

SHEET NO:
S-4



1

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

EXISTING SEAWALL

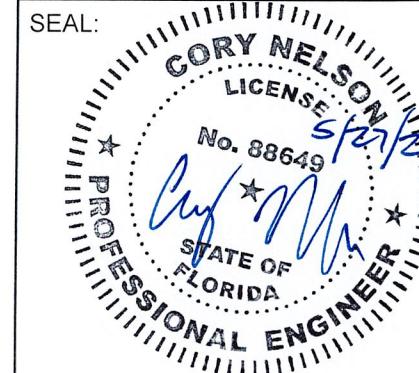
2

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

EXISTING SEAWALL & DOCK

PROJECT ADDRESS:
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HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

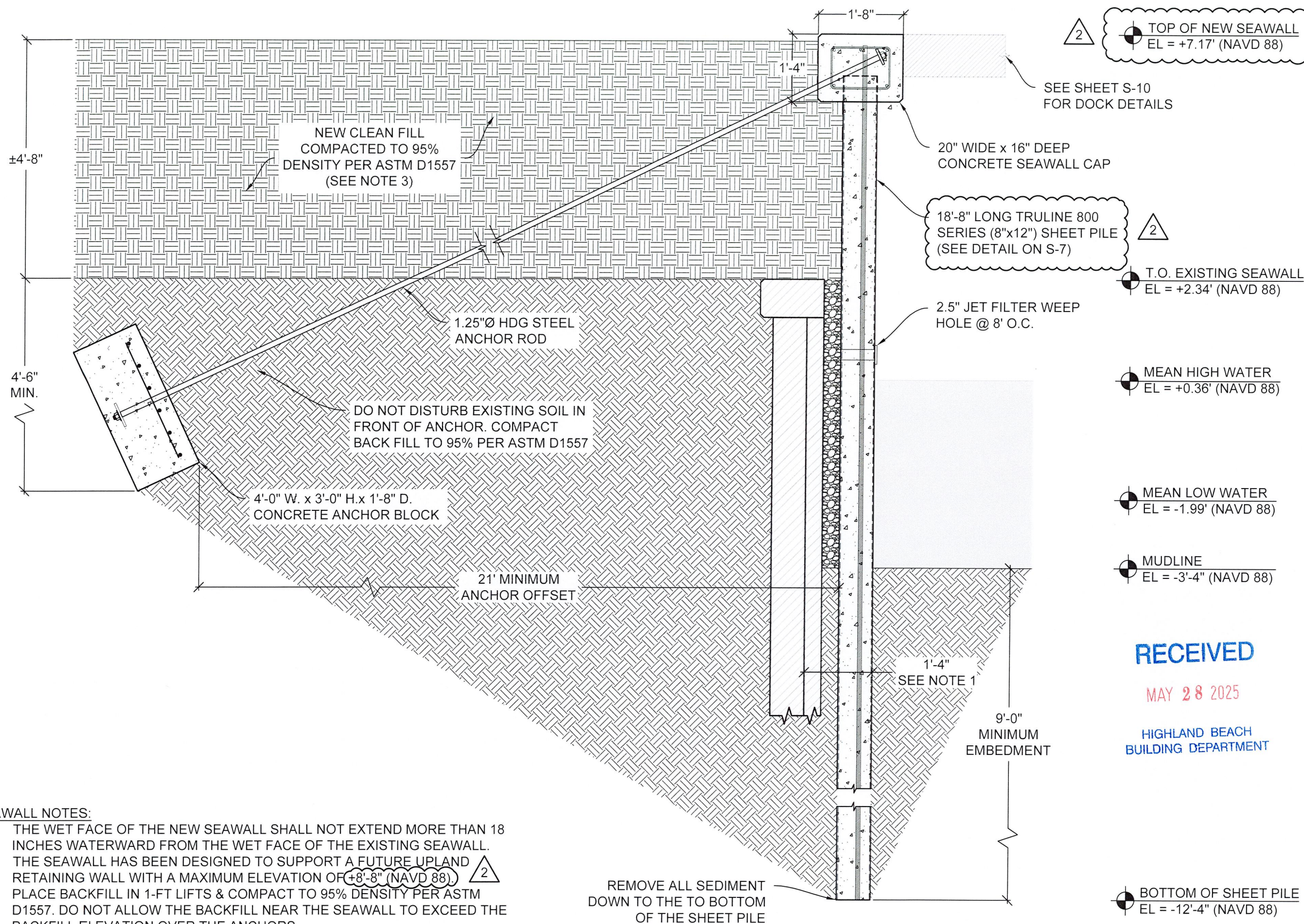


JOB NO.: 240345D DATE: 14-Apr-25

DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
**PROPOSED
SEAWALL SECTION**

SHEET NO:
S-5



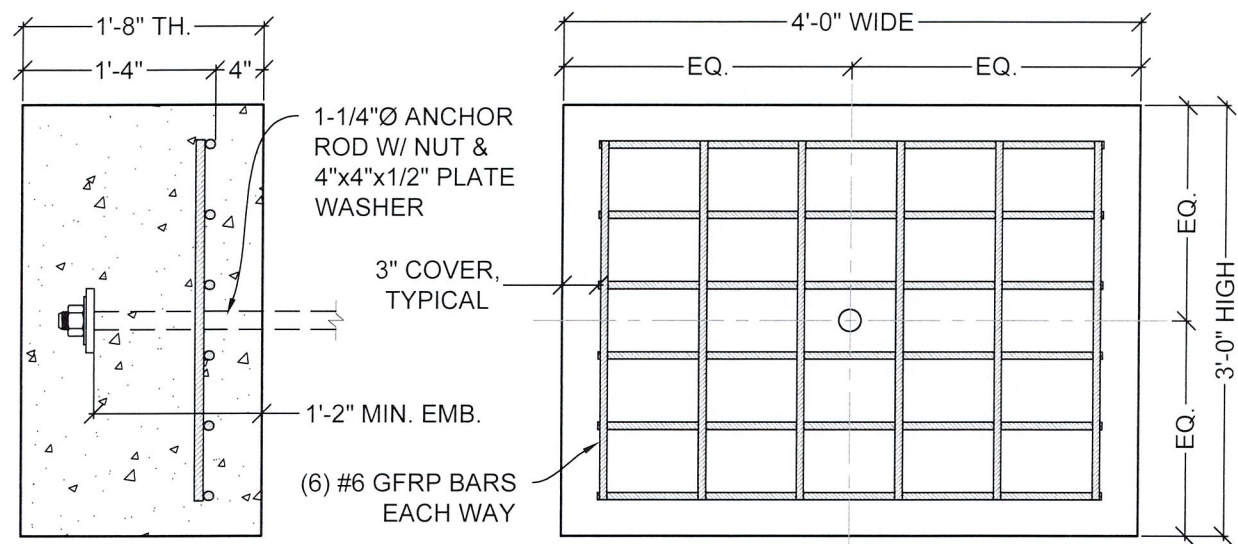
SEAWALL NOTES:

1. THE WET FACE OF THE NEW SEAWALL SHALL NOT EXTEND MORE THAN 18 INCHES WATERWARD FROM THE WET FACE OF THE EXISTING SEAWALL.
2. THE SEAWALL HAS BEEN DESIGNED TO SUPPORT A FUTURE UPLAND RETAINING WALL WITH A MAXIMUM ELEVATION OF +8'-8" (NAVD 88).
3. PLACE BACKFILL IN 1-FT LIFTS & COMPACT TO 95% DENSITY PER ASTM D1557. DO NOT ALLOW THE BACKFILL NEAR THE SEAWALL TO EXCEED THE BACKFILL ELEVATION OVER THE ANCHORS.

1. MATERIALS:

1.1. TIE-ROD (ASTM F1554, GR. 55), HOT DIPPED GALVANIZED

1.2. PLATE WASHER (ASTM A36), HOT DIPPED GALVANIZED
2. ANCHOR RODS SHALL BE COATED WITH A COAL TAR EPOXY (8.0 - 10.0 MIL DFT) OR ENCASED INSIDE A GROUT FILLED PVC PIPE.



A

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

ANCHOR BLOCK

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MATERIAL SPECIFICATIONS:

1. MATERIALS

1.1. DEFORMED STEEL BARS ASTM A615, GR60 $F_y = 60$ KSI

1.2. GFRP BARS ASTM D7957 $F_u = 145$ KSI
2. ALL STEEL REINFORCEMENT SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A767 AND ACI GUIDELINES FOR CORROSION PROTECTION.
3. GFRP BAR REINFORCEMENT SHALL HAVE A GUARANTEED MINIMUM TENSILE STRENGTH OF 145 KSI AND A GUARANTEED MODULUS OF ELASTICITY OF 8,702 KSI PER ASTM D7957.
4. STEEL REINFORCEMENT SHALL NOT BE SUBSTITUTED WITH GFRP OR OTHER TYPES OF REINFORCEMENT WITHOUT APPROVAL FROM THE ENGINEER OF RECORD (EOR).
5. CONCRETE SHALL BE NORMAL WEIGHT WITH A MAXIMUM WATER/CEMENT RATIO OF 0.40 AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F'C) OF 5,000 P.S.I AT 28 DAYS.

REINFORCEMENT DETAILING:

6. ALL REINFORCING SHALL BE SUPPORTED BY AND SECURED TO PLASTIC BOLSTERS. THE USE OF BRICKS OR ROCKS TO SUPPORT REINFORCING IS NOT ACCEPTED.
7. A MINIMUM OF 3" CLEAR CONCRETE COVER IS REQUIRED AROUND ALL REINFORCING.
8. WHERE SEAWALL CAPS, WALLS, BEAMS, OR FOOTINGS CHANGE DIRECTION, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY AS THE SPECIFIED STEEL.
9. PROVIDE DOWELS OR LAP SPLICES TO MAINTAIN CONTINUITY. BAR REINFORCEMENT LAP SPLICE LENGTH SHALL BE A MINIMUM OF 48 TIMES THE BAR DIAMETER U.N.O.

PREPARATION AND PLACEMENT:

10. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO PLACING CONCRETE TO ALLOW FOR THE INSPECTION OF REINFORCING AND FORM WORK.
11. WET WOOD FORMS IMMEDIATELY PRIOR TO CONCRETE PLACEMENT.
12. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN BATCHED AND SHALL BE PLACED WITHIN 90 MINUTES FROM BATCH TIME. CONCRETE BATCHES OLDER THAN 90 MINUTES WILL BE REJECTED.
13. CONCRETE SHALL BE PLACED WITH A TREMIE PIPE FOR DROPS GREATER THAN EIGHT FEET. FREE FALL OF CONCRETE GREATER THAN EIGHT FEET IS PROHIBITED.
14. CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND MAINTAINED WITH MINIMAL MOISTURE LOSS FOR THE PERIOD NECESSARY FOR CONCRETE HARDENING.

TESTING REQUIREMENTS:

15. AT THE OWNER'S DISCRETION, SIX (6) CONCRETE CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF AND SHALL BE TESTED AT 3, 7 AND 28 DAYS. SLUMP SHALL NOT EXCEED 5" (± 1 ").

CONCRETE NOTES

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PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:

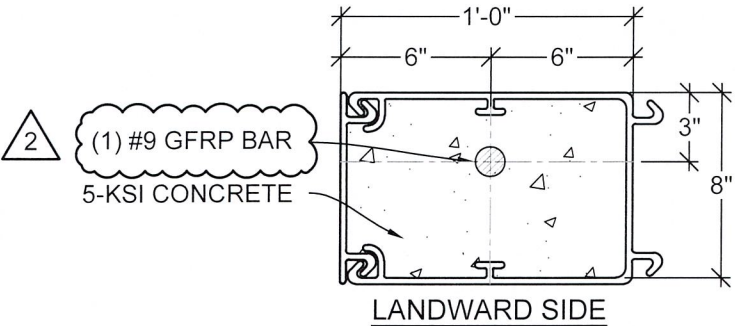
JOB NO.: 240345D		DATE: 14-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
CONCRETE &
ANCHOR NOTES

SHEET NO:
S-6

SHEET PILE NOTES:

1. EVACUATE ALL SEDIMENT TO THE BOTTOM OF THE SHEET PILE. DE-WATER EACH CELL PRIOR TO POURING AND USE A TREMIE PIPE TO PLACE THE CONCRETE.
2. COMPLETELY FILL EACH CELL WITH 5-KSI CONCRETE AND REINFORCE WITH CONTINUOUS BARS DOWN TO THE PILE TIP.
3. NO BACKFILL SHALL BE PLACED AGAINST WALLS UNLESS THE WALLS ARE ADEQUATELY BRACED.
4. INSTALL VINYL JET FILTER WEEP HOLES EVERY 8'-0" O.C. 6 INCHES ABOVE THE MEAN HIGH WATER LINE.

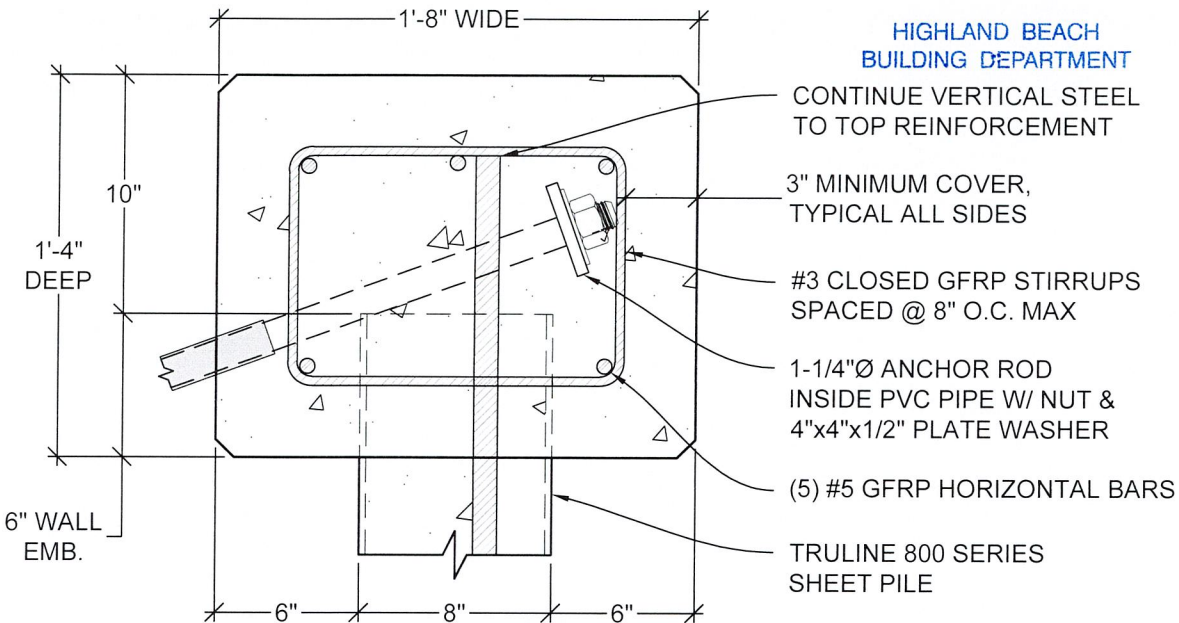


800 SERIES TRULINE
SHEET PILE

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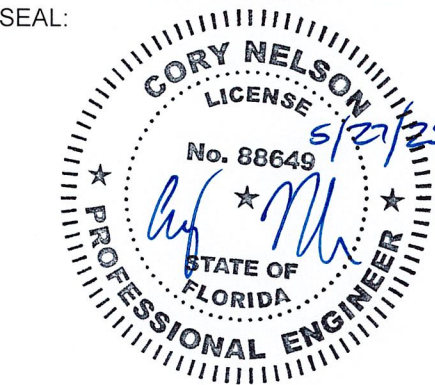


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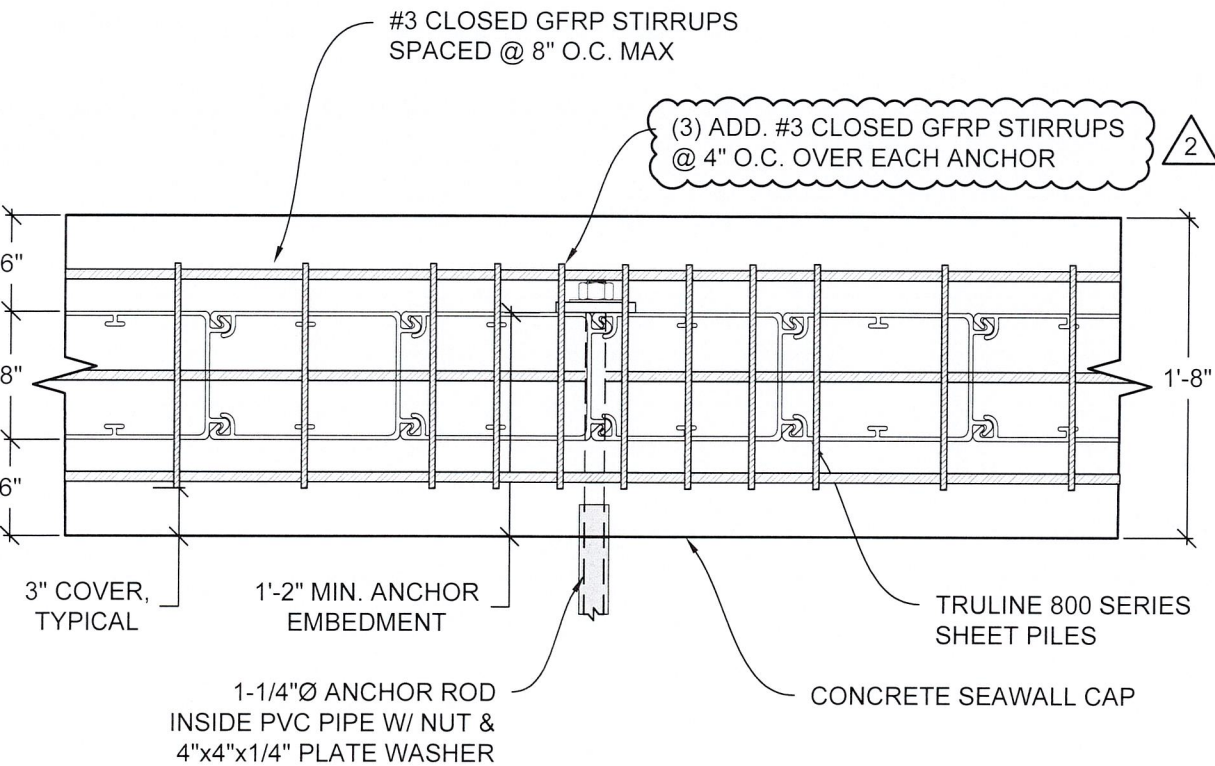
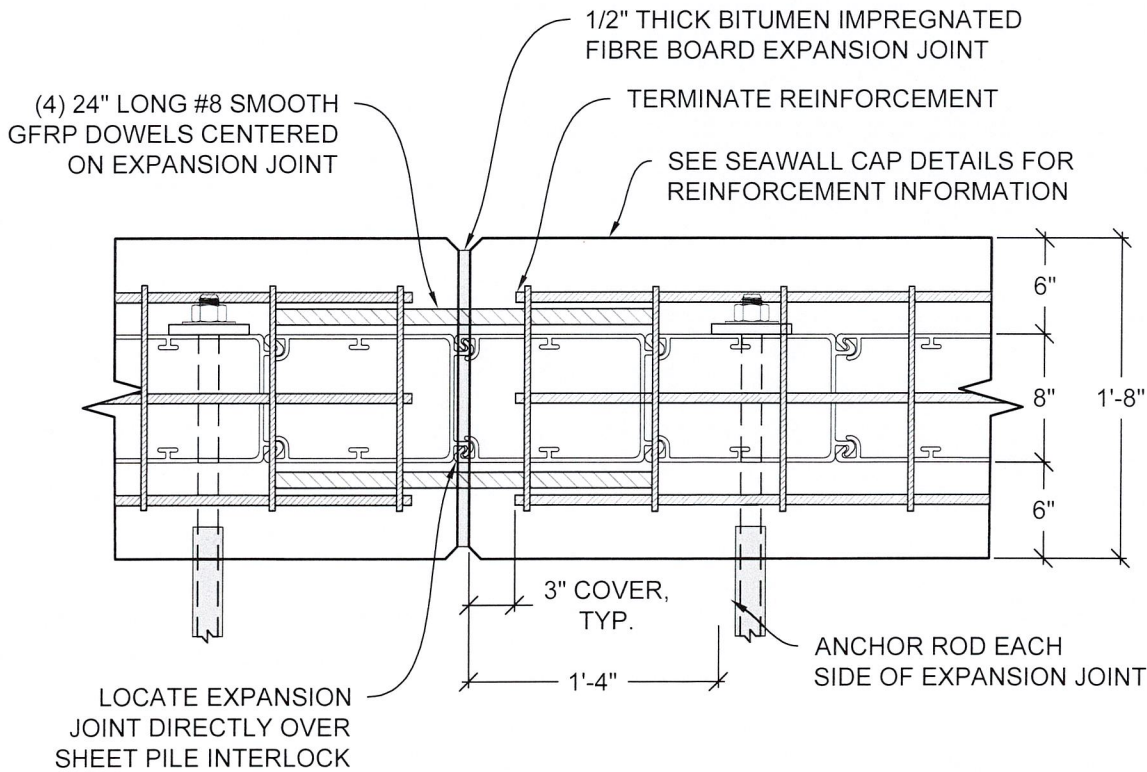
JOB NO.: 240345D		DATE: 14-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
SEAWALL
DETAILS

SHEET NO:
S-7

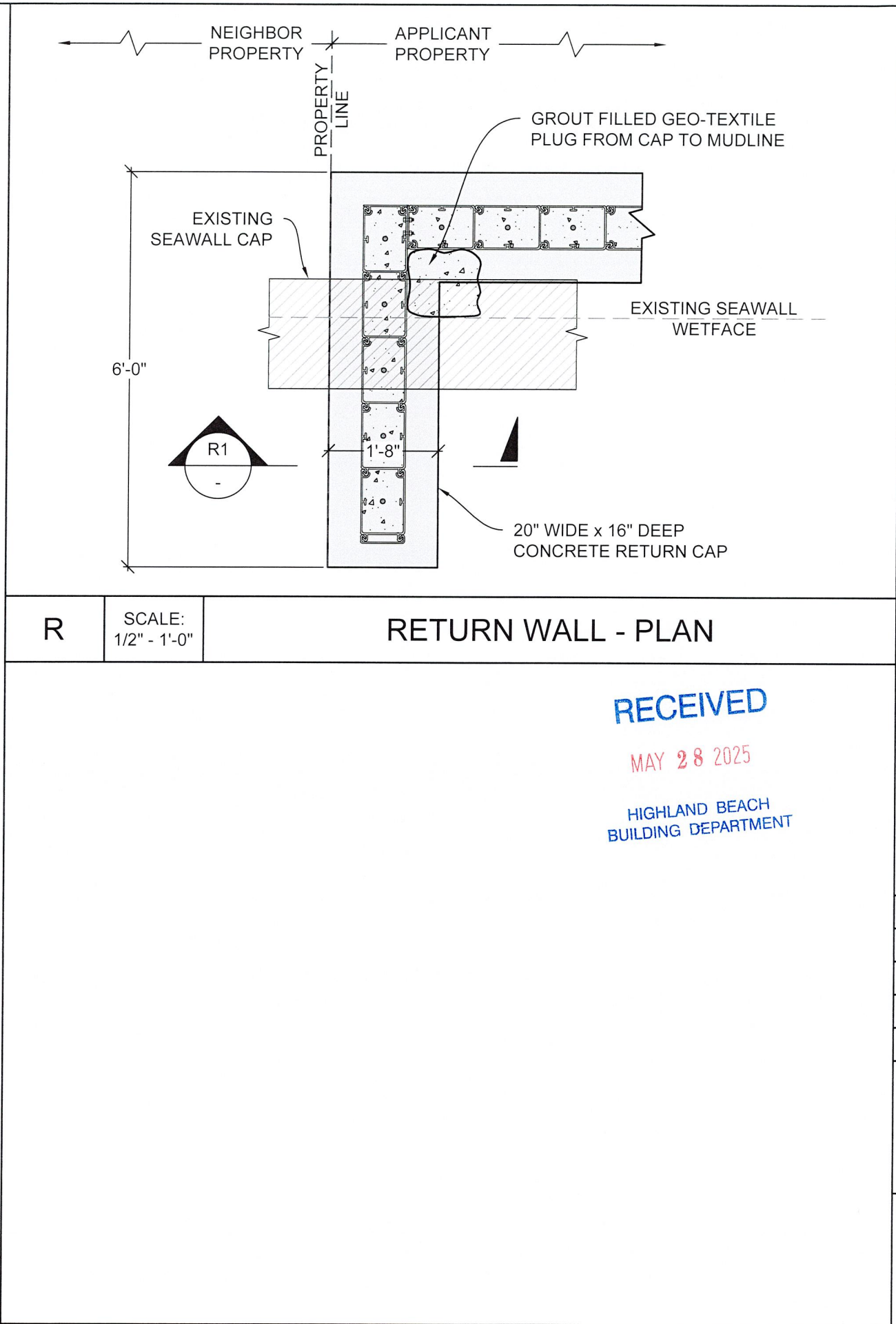
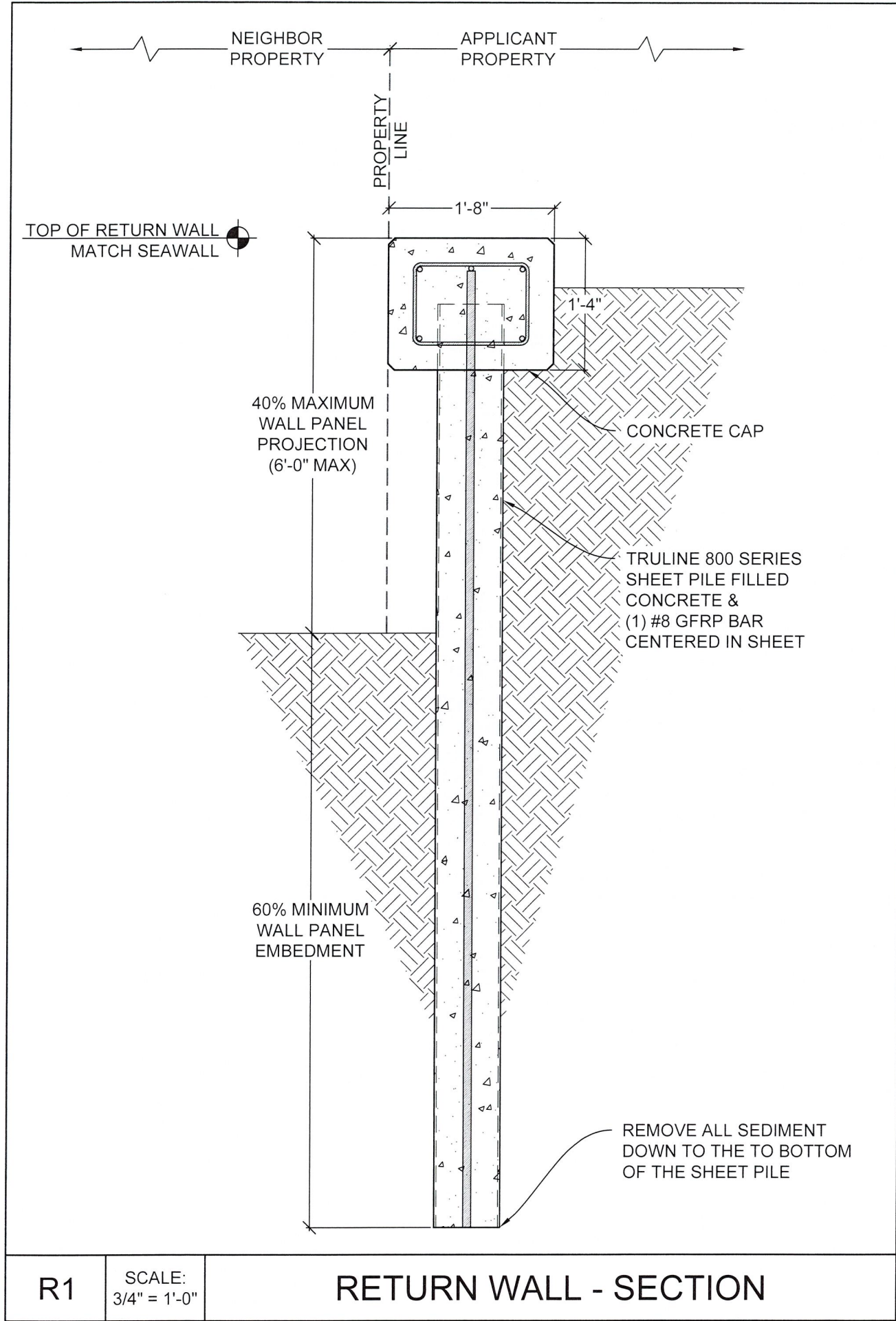
S SCALE: N.T.S. SHEET PILE NOTES & DETAILS

C1 SCALE: 1 1/2" = 1'-0" SEAWALL CAP



EJ SCALE: 1" = 1'-0" SEAWALL CAP - EXPANSION JOINT

C2 SCALE: 1" = 1'-0" SEAWALL CAP - PLAN



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PROJECT ADDRESS:
4301 TRANQUILITY DRIVE
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

SEAL:

CORY NELSON
LICENSE
No. 88649
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

JOB NO.: 240345D		DATE: 14-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
**SEAWALL
DETAILS**

SHEET NO:
S-8

1. MATERIALS:

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FULL DEPTH BLOCKING
REQUIRED AT MIDSPAN
FOR ALL SPANS >8-FT.
CONNECT BLOCKING TO
EACH JOISTS W/ (2) #10 x
2.5" LONG CS SS SCREWS

1x6 COMPOSITE DECK
BOARD ATTACHED TO
EACH JOIST W/ (2) #10 x
2.5" LONG COUNTER
SUNK SS DECK SCREWS

ATTACH RIM BOARD TO EACH
JOIST W/ (2) #10 x 2.5" LONG
COUNTER SUNK
SS DECK SCREWS

5.5" WIDE
DECK

1/2" GAP MIN.
TYPICAL



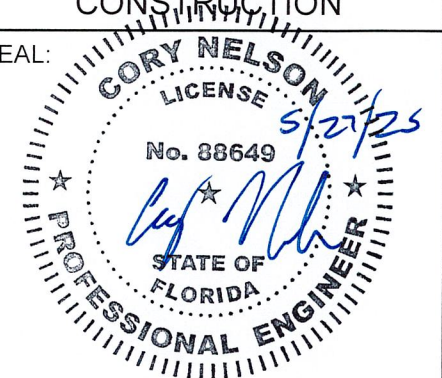
PROJECT ADDRESS:

4301 TRANQUILITY DRIVE
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:

APH MARINE
CONSTRUCTION

SEAL:



D

SCALE:
N.T.S.

10'-0" MAX

10'-0" MAX

10'-0" MAX

12" DIA. TIMBER DOCK PILES

1x6 RIM BOARD

1x6 RIM BOARD

1x6 RIM BOARD

1x6 RIM BOARD

3x8 GIRDER

2x8 JOISTS @ 16" O.C.

3x8 GIRDER

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3x8 GIRDER

2x8 JOISTS @ 16" O.C.

1x6 COMPOSITE DECK

3x8 GIRDER

2x8 JOISTS @ 16" O.C.

TRULINE 800 SERIES SHEET PILE SEAWALL

4x BLOCK HANGER ATTACHED TO SEAWALL CAP

2x8 BLOCKING AT JOIST MIDSPAN

CONCRETE SEAWALL CAP

1

S-10

2

5'-0"

SCALE:
3/8" = 1'-0"

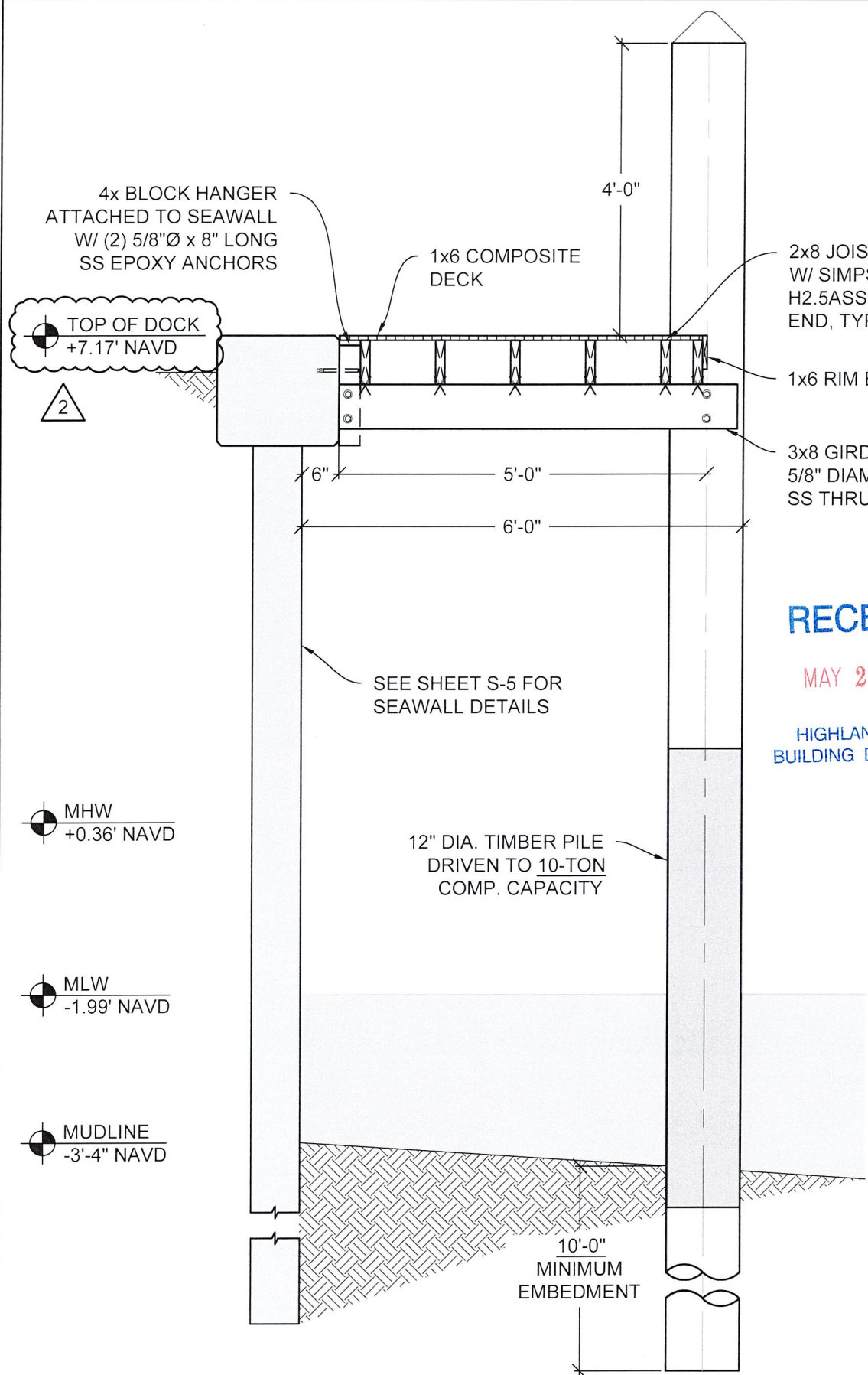
JOB NO.: 240345D		DATE: 14-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

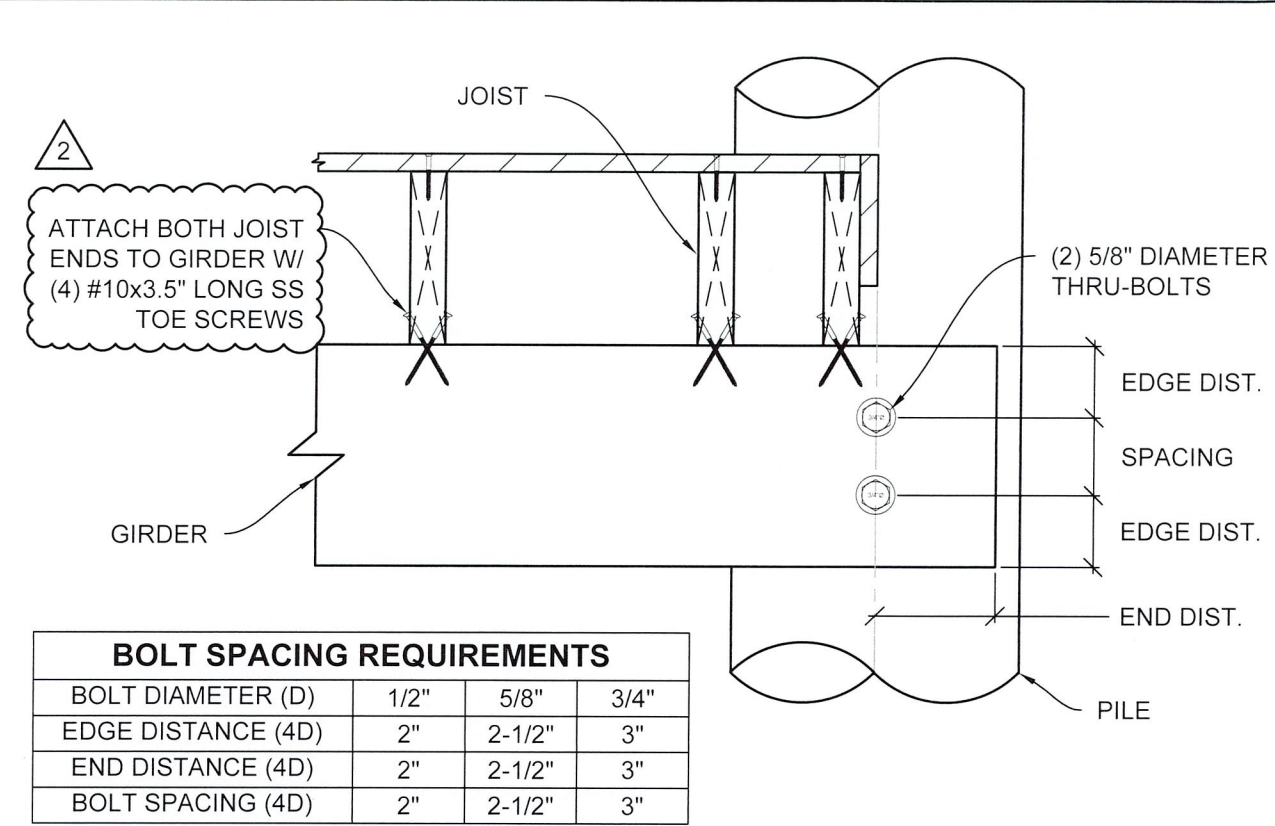
DOCK FRAMING & WOOD NOTES

SHEET NO:

S-9

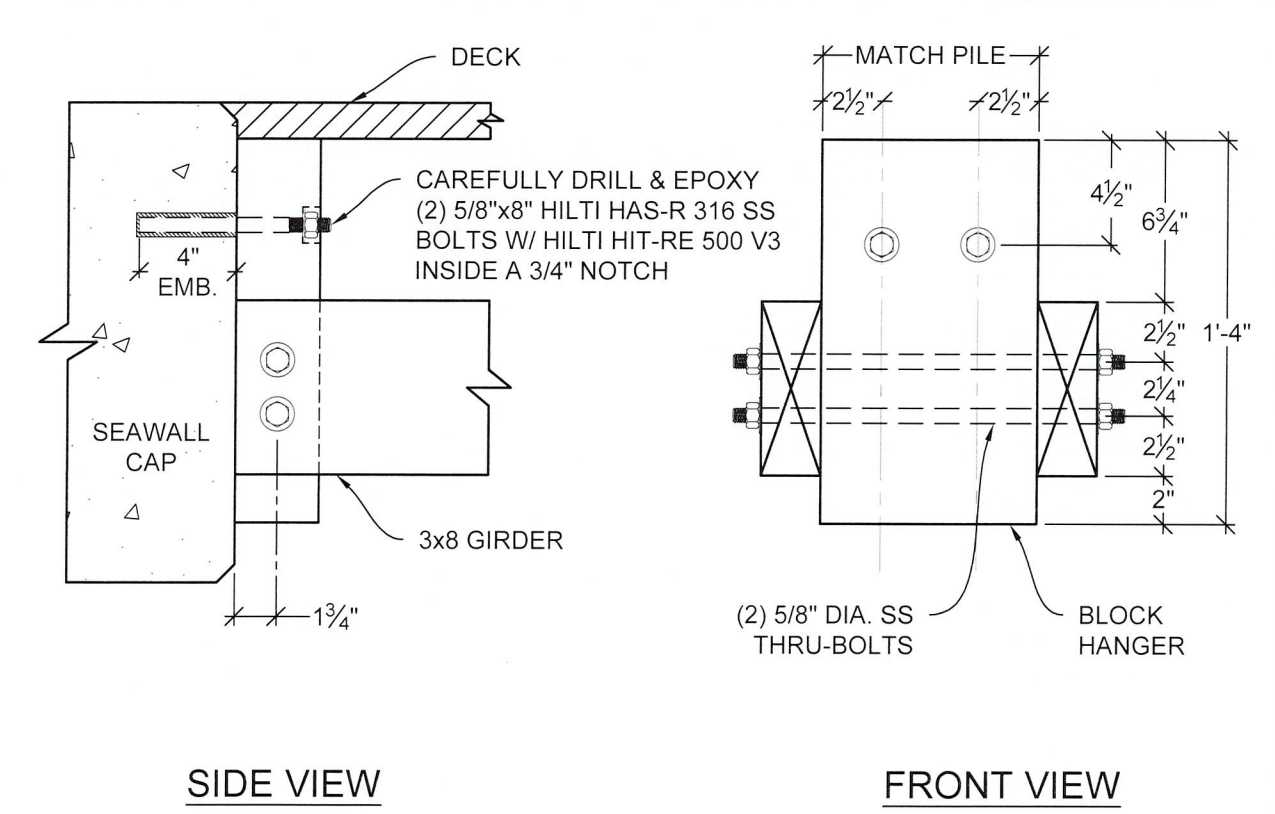


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HIGHLAND BEACH
BUILDING DEPARTMENT



BOLT SPACING REQUIREMENTS			
BOLT DIAMETER (D)	1/2"	5/8"	3/4"
EDGE DISTANCE (4D)	2"	2-1/2"	3"
END DISTANCE (4D)	2"	2-1/2"	3"
BOLT SPACING (4D)	2"	2-1/2"	3"

C SCALE: 1 1/2" = 1'-0" **TYPICAL DOCK CONNECTIONS**



H SCALE: 1 1/2" = 1'-0" **4x HANGER W/ 3x8 GIRDER**

FLORIDA WATERWAY ENGINEERING
www.floridawaterwayeng.com
Email: info@floridawaterwayeng.com
Phone: (954) 406-6042

PROJECT ADDRESS:
4301 TRANQUILITY DRIVE
HIGHLAND BEACH, FL
PALM BEACH COUNTY

PREPARED FOR:
APH MARINE
CONSTRUCTION

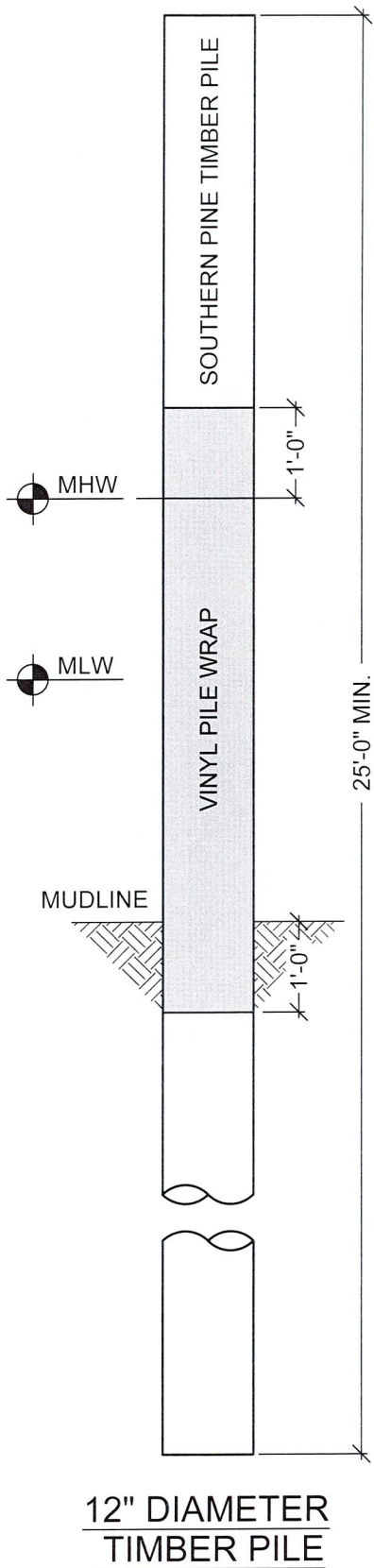
SEAL:

JOB NO.: 240345D		DATE: 14-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:
DOCK SECTION & DETAILS

SHEET NO:
S-10

1 SCALE: 1/2" = 1'-0" **MARGINAL DOCK SECTION**



TIMBER PILE NOTES:

- 1. TIMBER PILES SHALL BE SOUTHERN YELLOW PINE (SYP) AND CONFORM TO ASTM D25 REQUIREMENTS.
- 2. SYP PILES SHALL BE PRESSURE TREATED WITH CHROMATED COPPER ARSENATE (CCA) TO A MINIMUM FINAL RETENTION OF 2.5 PCF.
- 3. OPTIONAL TIMBER PILE VINYL WRAP SHALL BE INSTALLED 1-FT INTO MUDLINE AND 1-FT ABOVE MHW PER MANUFACTURER INSTRUCTIONS.

PILE DRIVING NOTES:

- 1. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR PRIOR TO COMMENCING ANY PILE DRIVING ACTIVITIES.
- 2. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS FOR EACH PILE DRIVEN, INCLUDING WIDTH, LENGTH, PENETRATION DEPTH, BLOW COUNTS, AND CUT-OFF LENGTHS.
- 3. PILES SHALL BE DRIVEN WITH A TOLERANCE OF NO MORE THAN 1/4" PER FOOT FROM VERTICAL OR FROM THE SPECIFIED BATTER LINE, WITH THE PILE HEAD POSITION NOT EXCEEDING A 3" DEVIATION FROM THE LOCATION SHOWN ON THE PLANS.
- 4. CARE MUST BE TAKEN TO AVOID EXCESSIVE VIBRATIONS. VIBRATION LEVELS SHALL BE MONITORED TO ENSURE COMPLIANCE WITH LOCAL REGULATIONS.
- 5. IN CASES WHERE PILES MUST PENETRATE HARD ROCK LAYERS, THE STRUCTURAL ENGINEER OF RECORD OR SPECIAL INSPECTOR MAY REQUIRE PRE-DRILLED OR PUNCHED HOLES. FINAL PENETRATION SHALL BE ACHIEVED BY DRIVING THE PILES TO THE SPECIFIED TIP ELEVATION.
- 6. THE PILE DRIVING HAMMER SHALL BE APPROPRIATELY SIZED TO MEET REQUIRED DRIVING RESISTANCE AND ENSURE PROPER PILE INSTALLATION.
- 7. SUITABLE ANVILS OR CUSHIONS, SELECTED BASED ON PILE SIZE AND MATERIAL, SHALL BE USED TO PREVENT DAMAGE WITHOUT SIGNIFICANTLY ABSORBING HAMMER ENERGY.

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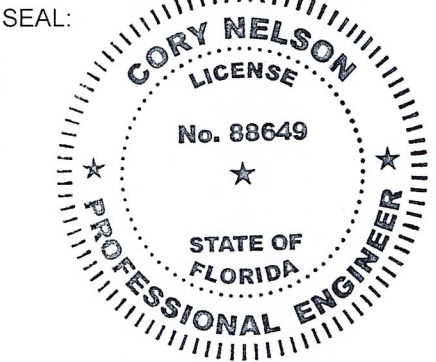
HIGHLAND BEACH
BUILDING DEPARTMENT

FLORIDA
WATERWAY
ENGINEERING

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JOB NO.: 240345D		DATE: 14-Apr-25
DATE	REV.	DESCRIPTION
1/27/25	1	SITE REV.
4/14/25	2	TOWN REVIEW

SHEET NAME:

PILE DETAILS

SHEET NO:

S-11

P

SCALE:
N.T.S.

TIMBER PILE NOTES & DETAILS

**Town of Highland Beach
Town Commission Development Order (PB)
Application No. PZ-25-27**



**Applicant: Gail Palestrini / Ileen Gonzalez
Property Address: 4301 Tranquility Dr.
Highland Beach, Florida 33487**

CERTIFICATE OF MAILING AFFIDAVIT

I hereby certify that the Town Clerk's Office mailed a copy of the Notice of Public Hearing (Exhibit A) for Application No. PZ-25-27 for the property located at 4301 Tranquility Dr., Highland Beach, Florida 33487, by U.S. first-class and international mail to:

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

The mailings consisted of 82 notices that were sent first class mail and 01 notice that was sent by International Mail.

This 29th day of May 2025.

Highland Beach Town Clerk's Office

Jaclyn DeHart
Deputy Town Clerk



PUBLIC NOTICE APPLICATION NO. PZ-25-27

May 29, 2025

Dear Property Owner:

This is to notify you that the **PLANNING BOARD** of the Town of Highland Beach will conduct a public hearing on **Thursday, June 12, 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 ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 100 LINEAR FOOT SEAWALL AND ASSOCIATED SEAWALL CAP, AND A 200 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 4301 TRANQUILITY DRIVE.

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

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

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

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

TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT



Affidavit of Legal Notice submission and publication

Highland Beach Legal Notice

Submission Time: **05/23/2025 10:36 AM (EDT)**

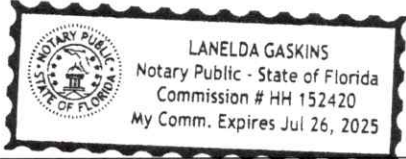
Please find a PDF of your submission details attached to this email.

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-25-27_4301 Tranquility Drive_06.12.2025.pdf
-
- signature.png
-


Signature of Affiant Jaclyn Dethlefs 5/27/25

Signature of Notary Public Janelda Gaskins

Notary Stamp 

Highland Beach Legal Notice Submission

Legal Notice

Please choose a category	Planning Board Public Hearing Notices - Highland Beach
Title	PLANNING BOARD MEETING JUNE 12, 2025 APPLICATION NO. PZ-25-27
Publish Date	05/26/2025
Publish Time	10:31 AM (EDT)
Description	<div>TOWN OF HIGHLAND BEACH</div> <div>NOTICE OF PUBLIC HEARING</div> <div>YOU ARE HEREBY NOTIFIED that the Planning Board of the Town of Highland Beach will conduct a public hearing on Thursday, June 12, 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.</div> <div>APPLICATION NO. PZ-25-27 BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 100 LINEAR FOOT SEAWALL AND ASSOCIATED SEAWALL CAP, AND A 200 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 4301 TRANQUILITY DRIVE.</div> <div>APPLICANT: GAIL PALESTRINI</div> <div>The application is available for inspection in the Town Clerk's Office at Town Hall, Monday through Friday during normal business hours of 8:30 a.m. to 4:30 p.m.</div> <div>Any person that decides to appeal any decision made by the Planning Board with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is based. The Town of Highland Beach does not provide such a record.</div> <div>In accordance with the Americans with Disabilities Act, persons who need special accommodation to attend or participate in this meeting should contact the Town Clerk's Office at (561) 278-4548 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 or 1-800-955-8771.</div> <div>For additional information, please contact the Town Planner at (561) 278-4540.</div> <div>TOWN OF HIGHLAND BEACH, BUILDING DEPARTMENT</div>
Attach Files (Optional)	<div> AD_PB_PZ-25-27_4301 Tranquility Drive_06.12.2025.pdf</div>
Submitted by (Email Address)	jdehart@highlandbeach.us
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes

Signature



A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.
