



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: August 13, 2026

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 2916 SOUTH OCEAN BOULEVARD #TH1. (APPLICATION NO. PZ-26-7-SPEX)

I. GENERAL INFORMATION:

Applicant (Property Owner): Perry Reader
2916 South Ocean Boulevard #TH1
Highland Beach , FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel Control Number: 24-43-46-33-18-000-0010

Property address: 2916 South Ocean Boulevard #TH1

Request and Analysis:

The Applicant is requesting a special exception to install a four (4) piling, 13,000 pound capacity boat lift for the property located at 2916 South Ocean Boulevard #TH1. There is an existing wood dock at the property which is part of the Trafalgar of Highland Beach Condominium.

The Applicant has obtained both Florida Department of Environmental Protection (No. 50-0470353-001-EE) and U.S. Army Corps of Engineers (SAJ-2026-00888 GP-PWB) authorization for the proposed boat lift.

The location of the boat lift is proposed along the Intracoastal Waterway and therefore, pursuant to Section 30-68(g)(6)a. of the Town Code, it is exempt from the permitted waterward extension of accessory marine facilities to 25 feet or 25 percent of the waterway width, whichever is less. The Applicant is compliant with Section 30-68(g)(3) of the Town Code which allows the maximum height for lifting devices at base flood elevation, as provided by the FEMA FIRM maps, plus eight (8) feet. The base flood elevation for the property is 7 feet and the top of the Applicant's boat lift measures 9.5 feet.

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

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

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on July 16, 2026, and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

Attachments: Application

Aerials

HOA approval

FDEP approval

ACOE approval

Applicant Plans (11X17)