



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

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**MEETING OF:** MARCH 14, 2024

**TO:** PLANNING BOARD

**FROM:** INGRID ALLEN, TOWN PLANNER

**SUBJECT:** APPLICATION BY JOSEPH GILIO, SEA-TECH CONSTRUCTION, INC., FOR A SPECIAL EXCEPTION REQUEST TO INSTALL A 100 LINEAR FOOT SEAWALL CAP, A 375 SQUARE FOOT CONCRETE DOCK AND A 100 LINEAR FOOT STEM WALL FOR THE PROPERTY LOCATED AT 4215 TRANQUILITY DRIVE. (DO# 23-0014)

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### I. GENERAL INFORMATION:

**Applicant (Property Owner):** Khi V. Thai  
4215 Tranquility Drive  
Highland Beach, FL 33487

**Applicant's Agent:** Joseph Gilio  
Sea Tech Construction, Inc.  
1649 SW 1<sup>st</sup> Way #5  
Deerfield Beach, FL 33441

**Property Characteristics:**

**Site Location:** 4215 Tranquility Drive  
**Comprehensive Plan Land Use:** Single Family  
**Zoning District:** Residential Single Family (RS)  
**Parcel PCN#:** 24-43-47-04-02-005-0140

**Request and Analysis:**

The Applicant is proposing to install a 100 linear foot seawall cap, a 375 square foot concrete dock (7 feet 6 inches X 50 feet), and a 100 linear foot stem wall for the property located at 4215 Tranquility Drive. The property currently contains a seawall and a 364 square foot dock (5.2 feet X 70 feet).

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization (File No. 50-0414002-001, 002-EE). The FDEP authorization letter indicates that a separate permit or authorization will not be required from the U.S. Army Corps of Engineers.

According 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 six (6) feet NAVD, the Applicant's proposed new seawall is at 6.00 feet NAVD.

The Town Code of Ordinances does not address stem walls; however, Table 30-4 provided in Section 30-67 of the Town Code indicates, under marine uses, that retaining walls require special exception approval by the Planning Board (Note that retaining walls and stem walls may be similar in terms of construction). In addition, Section 6-128(a) states that no retaining wall shall be erected or constructed in any water, canal or lake or on land abutting thereon, unless approved by the appropriate agencies with jurisdiction over such construction activities, the Town's consulting engineer and the Planning Board. According to the Town's consulting engineer, CAP Government, Inc., the proposed stem wall above the cap is structurally supported by it, and therefore it is part of the sea wall. The Town's consulting engineer has reviewed and accepted the stem wall.

Section 30-36(a) of the Town Code states that the Planning Board shall review and be the final authority on special exception applications involving seawalls, retaining walls and accessory marine facilities, and may approve, approve with conditions, or deny a request for such applications.

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

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on February 21, 2024 and finds that the project is consistent with the Town Code of Ordinances.

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

**Attachments: Application**  
**Aerials**  
**FDEP approval**  
**Applicant proposed plans (11x17)**