



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **December 12, 2024**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., REQUESTING A SPECIAL EXCEPTION TO INSTALL A 136'6" SEAWALL ALONG WITH ASSOCIATED SEAWALL CAP, A 297.5 SQUARE FOOT DOCK, AND A 16,000 POUND CAPACITY ELEVATOR BOAT LIFT FOR THE PROPERTY LOCATED AT 4203 TRANQUILITY DRIVE. (APPLICATION NO. PZ-24-15).**

I. GENERAL INFORMATION:

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

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

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Site Location: 4203 Tranquility Drive

Parcel PCN#: 24-43-47-04-02-005-0120

Adjacent Properties:

PARCEL	ZONING DISTRICT	FUTURE LAND USE DESIGNATION
North	Residential Single Family (RS)	Single Family
South	Residential Single Family (RS)	Single Family
East	Residential Multiple Family Low Density (RML)	Multi Family Low Density
West	Residential Single Family (RS)	Single Family

Property History:

On November 14, 2024, the Planning Board granted site plan approval (Application PZ-24-8) for a new two-story, 6,012 square foot single family residence with pool and jacuzzi (motion carried 7-0).

Request and Analysis:

The Applicant is requesting a special exception to install a 136'6" seawall (within 18 inches waterward of the existing seawall) along with associated seawall cap, a 297.5 square foot concrete dock, and a 16,000 pound capacity elevator boat lift. The property is currently vacant with an existing wood dock adjacent to the property which the Applicant proposes to remove. The lot previously contained a one-story single family residence that, according to the Palm Beach County Property Appraiser, was built in 1982. A demolition permit was issued by the Town's Building Department on August 1, 2024 (Permit No. 24-636-D).

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced request (FDEP File No. 50-452420-001,002,003-EE). According to the FDEP authorization (dated August 28, 2024), a separate authorization from the U.S. Army Corps of Engineers is not required. Note that the plans approved by FDEP and the plans submitted to the Town reflect dimensional discrepancies in the linear feet of the proposed seawall/seawall cap, and the square footage of the proposed dock. Email correspondence from FDEP indicates that such discrepancies do not affect the validity of FDEP's authorization (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 BFE for the property is currently at 6 feet. The Applicant's proposed seawall is 6.5 feet NAVD.

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

Boat lifts means the bottom of the keel of any boat shall not be hoisted greater than one foot above the minimum seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted (Sec. 30-131).

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

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

Staff reviewed the Applicant's proposed request including plans date stamped received by the Building Department on November 6, 2024 and finds that the project is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Town Code of Ordinances.

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

Attachments: Application

Aerials

Current site photo

FDEP approval

Applicant Plans (11X17)