HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD
STAFF REPORT

MEETING OF: **November 12, 2026**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A 13,000 POUND CAPACITY BOAT LIFT AT THE PROPERTY LOCATED AT 1014 BEL AIR DRIVE #B3 (APPLICATION NO. PZ-26-12-SPEX)**

I. GENERAL INFORMATION:

Applicant (Property Owner):
Robert Chipman
1014 Bel Air Drive #B3
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: 24-43-47-04-34-000-0023

Property address: 1014 Bel Air Drive #B3

Request and Analysis:

The Applicant is requesting a special exception to install a 13,000 pound capacity elevator boat lift for the property located at 1014 Bel Air Drive #B3 which is part of the Yachtsman's Cove Townhouse Condominium.

The Applicant has obtained both Florida Department of Environmental Protection (No. 50-0472462-001-EE) and U.S. Army Corps of Engineers (SAJ-2026-01702 RGP-LCK) authorization for the proposed boat lift.

Pursuant to Section 30-68(g)(6)a. of the Town Code, the permitted waterward extension of an accessory marine facility located, in this case, along a canal is 25 feet or 25 percent of the waterway width, whichever is less, measured from the wet face of the seawall or bulkhead. The width of the canal is approximately 150 feet and therefore the maximum encroachment of the boat lift into the canal is 25 feet. According to the Applicant's site plan (Sheet SP), the boat lift encroaches 20 feet 11 inches from the seawall wetface and therefore is compliant with the maximum encroachment requirement. 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 5 feet 10 inches from the existing dock (see Sheet DET-1).

The Applicant has provided a note on Sheet DET-1 that references the boat lift shall comply with the Town Code's definition of "boat lift" as follows:

> *Boat lift means the bottom of the keel of any boat shall not be hoisted greater than one foot above the existing seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted except for personal watercraft including jet skis (Section 30-131).*

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 the plan set, date stamped received by the Building Department on October 19, 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)