HIGHLAND BEACH BUILDING DEPARTMENT

3614 S. Ocean Boulevard
Highland Beach, FL 33487
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PLANNING BOARD
STAFF REPORT

MEETING OF: **NOVEMBER 12, 2026**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY WILLIAM THOMAS, UNLIMITED PERMIT SERVICES, INC., REQUESTING A SPECIAL EXCEPTION TO INSTALL THREE (3) FINGER PIERS AND 12 MOORING PILES AT THE CAMINO COVE DEVELOPMENT LOCATED ALONG SOUTH OCEAN BOULEVARD IN BETWEEN BEL AIR DRIVE AND RUSSELL DRIVE (APPLICATION NO. PZ-26-3-SPEX).**

I. GENERAL INFORMATION:

Applicant (Property Owner): Camino Cove Property Owners Association Inc.
Mailing Address: 1113 Russell Drive
Highland Beach, FL 33487-4221

Applicant's Agent: William Thomas
Unlimited Permit Services, Inc.
902 NE 1st Street No. 2
Pompano Beach, Fl. 33060

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel Control Number: 24-43-47-04-37-001-0000

Request and Analysis:

The Applicant is requesting a special exception to install three (3) finger piers and 12 mooring piles. The Applicant is also proposing to redeck the existing irregularly-shaped wood dock whereby the existing twenty dock piles will remain. Such redecking requires only a building permit and not Planning Board approval.

According to the Applicant's proposed site plan (Sheet 2), two (2) existing finger piers and their corresponding pier piles will be replaced in the same footprint. In addition, one (1) new finger pier is proposed along the east/west portion of the dock. All of the proposed finger piers do not extend more than 25 feet or 25 percent of the water width, whichever is less, measured from the wet face of the seawall or bulkheld, as provided in Section 30-68(g)(6)a.

The existing dock and three (3) of the twelve existing mooring piles are considered nonconforming structures pursuant to Section 30-101 (b) as follows:

> *(b) Nonconforming structures. Nonconforming structures are those legally established structures or buildings that do not conform to property development, setback, and dimensional regulations established in this Code.*

At minimum, the combined width of the existing dock and existing seawall cap, in certain areas, exceeds the maximum eight (8) foot requirement pursuant to Section 30-68(g)(6)(b). In addition, three (3) of the existing twelve mooring piles are nonconforming, pursuant to Section 30-68(g)(6)a., given they encroach more than 25 feet into the water. However, Section 30-105 of the Town Code states the following regarding nonconforming structures:

> *(a) Continuance. If a lawful structure exists on the effective date of this article that could not be built in the zoning district within which it is located by reason of changes or restrictions to minimum lot area, maximum lot coverage, building height, required yards and setbacks, location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the provisions listed below:*
> *(1) Enlargement or alternation. The nonconforming structure shall not be enlarged or altered in a way which increases or extends its nonconformity, but any structure or portions thereof may be altered to decrease its nonconformity.*
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> *b) Relocation. Should any structure be relocated for any distance whatever, the structure shall thereafter conform to the regulations for the district in which it is located.*

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Given the above Town Code provision, the Applicant's proposed redecking will reduce the size of the dock from 2,478 square feet to 2,114 square feet. In addition, the three (3) mooring piles that extend more than 25 feet into the water are proposed to be replaced in the same footprint which will not extend the existing nonconformity (see Sheets 1 and 2).

The Applicant obtained both Florida Department of Environmental Protection (File No. 50-0461135-003-EM) and US Army Corps of Engineers (File No. SAJ-2025-01639 LP-PWB) authorization for the above request.

Section 30-68(g)(1) of the Town Code states that accessory marine facilities 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 a 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 October 27, 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
FDEP approval
ACOE approval
HOA approval
Applicant Plans (11X17)