



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **JANUARY 12, 2023**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 107 LINEAR FOOT SEAWALL, A 180 SQUARE FOOT DOCK, AND A 27,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 4320 INTRACOASTAL DRIVE (DO# 22-013)**

I. GENERAL INFORMATION:

Applicant (Property Owner): 4320 Intracoastal, LLC
130 S. 18 Street, Unit 2504
Philadelphia, PA 19103-4931

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

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Site Location: 4320 Intracoastal Drive

Parcel PCN#: 24-43-47-04-02-004-0150

Property Background:

In 2018, a building permit was issued for the demolition of an existing one-story structure (No. 18-0505).

On November 10, 2021, a site plan was approved by the Planning Board (DO# 21-0012) for a new three-story, 8,298 square foot, single family residence with pool and spa (motion carried 6-0).

Request and Analysis:

The Applicant is proposing to install a 107 linear foot seawall within 18 inches waterward of the existing seawall, a 180 square foot concrete dock, and a 27,000-pound capacity elevator boat lift.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and US Army Corps of Engineers (ACOE) authorization for the proposed request. The corresponding file numbers for each agency are provided in the table below.

FDEP (FILE NO.)	ACOE (FILE NO.)
50-0180219-002,003-EE	SAJ-2021-02738(NWGP-PWB)

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 6.0 feet NAVD.

Pursuant to Section 30-68(g)(6)d.1. of the Town Code, the Applicant's request is in compliance with the required 25-foot side yard setback for both docks and boatlifts located in a Single-family zoning district. In addition, the proposed request is in compliance with the following definition of "boat lift" as provided in Section 30-131:

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.

The Applicant's request 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.

Pursuant to Section 30-67(b) of the Town Code, seawalls, docks, and boat lifts in the Residential Single (RS) zoning district 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 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.

II. Recommendation

Staff recommends approval of the special exception request to install a 107 linear foot seawall, a 180 square foot dock, and a 27,000 pound capacity boat lift, based on the plans date stamped received by the Building Department on December 22, 2022.

- ☒ **Plans meet Town of Highland Beach Zoning and other governmental agencies requirements and are consistent with the Town Comprehensive Plan.**
- ☐ **Plans meet Town of Highland Beach Zoning requirements; however, approvals are pending before the Town of Highland Beach will issue permits, with other governmental agencies as listed.**
- ☐ **Plans do not meet Town of Highland Beach Zoning requirements.**

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

Applicant Plans