



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **SEPTEMBER 12, 2024**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY AKBAR MONDAL, BOAT LIFTS & DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION TO INSTALL A NEW 884 SQUARE FOOT DOCK AND TO RAISE THE EXISTING SEAWALL CAP AN ADDITIONAL THREE (3) FEET FOR THE YACHTSMAN'S COVE TOWNHOUSE CONDOMINIUM ASSOCIATION INC. LOCATED AT 1000-1016 BEL AIR DRIVE (APPLICATION NO. PZ-24-6)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Yachtsman's Cove Townhouse Condominium Association, Inc.
1000-1016 Bel Air Drive
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)

Request and Analysis:

The Applicant is requesting a special exception to install a new 884 square foot concrete dock and to raise the existing three (3) foot seawall cap an additional three (3) feet for the Yachtsman's Cove

Townhouse Condominium Association Inc. located at 1000-1016 Bel Air Drive. According to the Applicant's submitted plans, there is currently a 784.55 square foot wood dock.

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

FDEP (PERMIT NO.)	ACOE (FILE NO.)
50-0446149-001,002-EE	SAJ-2019-02616 (NWP/RGP-DND)

Given the property is located in the RML zoning district, accessory marine facilities to include docks are exempt from marine side yard setback requirements. 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.

Section 30-67(b) of the Town Code indicates that docks, seawalls, and boat lifts in the Residential Multiple Family Low Density (RML) 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.

Staff reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on August 19, 2024 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

Aerial

FDEP approval

ACOE approval

HOA approval

Applicant Plans (11X17)