



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: MARCH 13, 2025

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

**SUBJECT: APPLICATION BY B&M MARINE CONSTRUCTION, INC.
REQUESTING A SPECIAL EXCEPTION TO INSTALL A 430
SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1023
BEL AIR DRIVE. (APPLICATION NO. PZ-25-18)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Bel Air at Highland Beach Homeowner's Association, Inc.
1023 Bel Air Drive
Highland Beach, FL 33487

Applicant's Agent: David Nutter
B & M Marine Construction, Inc.
1211 South Military Trail #220
Deerfield Beach, FL 33442

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density
Zoning District: Residential Multiple Family Low Density (RML)
Parcel PCN#: 24-43-47-04-02-001-0051
Project Location: 1023 Bel Air Drive

Request and Analysis:

The Applicant is requesting a special exception to install a 430 square foot wood dock at the property located at 1023 Bel Air Drive. There is currently a vinyl dock which will be removed.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced dock (FDEP File No. 50-0452894-001,002-EE). According to the FDEP authorization (dated September 11, 2024), a separate permit or authorization from the U.S. Army Corps of Engineers is not required.

Section 30-67(b) of the Town Code indicates that docks 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 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 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****HOA approval****Applicant Plans (11X17)**