



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **SEPTEMBER 21, 2023**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY JOHN DYKINGA, OCEAN ONE MARINE, INC,
FOR A SPECIAL EXCEPTION REQUEST TO INSTALL A 100
SQUARE FOOT DOCK, AND A 24,000 POUND CAPACITY BOAT
LIFT FOR THE PROPERTY LOCATED AT 4229 TRANQUILITY
DRIVE. (DO# 22-0015).**

I. GENERAL INFORMATION:

Applicant (Property Owner): Michael Duggan
4229 Tranquility Drive
Highland Beach, FL 33487

Applicant's Agent: John Dykinga
Ocean One Marine, Inc.
1330 S. Killian Drive, #2
West Palm Beach, Fl. 33403

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Site Location: 4229 Tranquility Drive
Parcel PCN#: 24-43-47-04-02-005-0170

Request and Analysis:

The Applicant is proposing to install a new 100 square foot marginal dock, and a 4-post 24,000 pound capacity boat lift. The site currently contains a dock (approximately 200 square feet) which will be removed.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the proposed dock and boat lift. The letter provided by FDEP (dated January 19, 2023) indicates that a separate permit or authorization will not be required from the U.S. Army Corps of Engineers (ACOE). The corresponding FDEP file number is provided in the table below. Note that on the plans submitted to FDEP by the Applicant, the location of new steps along the seawall are proposed 10 feet from the side property lines while the location of such steps proposed on the plans submitted to the Town, are at 19 feet from the side property lines. While such proposed steps are not considered an accessory marine facility as described in Section 30-68(g) of the Town Code and do not require Planning Board approval, it is worth noting that correspondence from FDEP (attached) indicates that such change in the location of the steps is acceptable and does not require a reverification from FDEP.

PROPOSED ACTIVITY	FDEP (FILE NO.)
Dock and boat lift	50-0409808-003-EE

Section 30-67(b) of the Town Code indicates that such proposed 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 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 has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on August 28, 2023 and finds that the project is consistent with the Zoning Code (Chapter 30).

Should you have any questions, please feel free to contact me at (561) 637-2012 or iallen@highlandbeach.us

Attachments: Application

Aerials

FDEP email correspondence and authorization letter

Applicant Plans (11X17)