



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF: JUNE 13, 2024**

**TO: PLANNING BOARD**

**FROM: INGRID ALLEN, TOWN PLANNER**

**SUBJECT: APPLICATION BY DAVID NUTTER, B & M MARINE CONSTRUCTION, INC., FOR A SPECIAL EXCEPTION TO INSTALL A 10,000 POUND CAPACITY BOAT LIFT IN SLIP NUMBER 12 (LOCATED ON THE NORTH SIDE OF BRAEMAR ISLES CONDOMINIUM) FOR THE PROPERTY AT 1017 GRAND COURT. (DO# PZ-24-3)**

### GENERAL INFORMATION:

**Applicant (Property Owner):** Nissan and Jamie Hamuy  
1017 Grand Court  
Highland Beach, FL 33487

**Applicant's Agent:** David Nutter  
B & M Marine Construction, Inc.  
1211 South Military Trail #200  
Deerfield Beach, FL 33442

### **Property Characteristics:**

**Site Location:** Slip No. 12 located on the north side of Braemar Isles Condominium

**Comprehensive Plan Land Use:** Multi Family Low Density

**Zoning District:** Residential Multiple Family Low Density (RML)

**Parcel PCN#:** 24-43-47-09-00-002-0120

### **Background:**

On October 12, 2023, the Planning Board approved a special exception request (DO# 23-0008) to install a 73 linear foot seawall and seawall cap, and seven (7) bumper piles for the property located at 1017 Grand Court (motion carried 6-0).

### **Request and Analysis:**

The Applicant is proposing to install a 10,000 pound capacity, four-post boat lift in slip number 12 (located on the north side of Braemar Isles Condominium) for the property at 1017 Grand Court. There is currently a floating platform lift in slip number 12 which will be removed if the special exception request is approved. *Note that according to the Applicant's warranty deed, the property has one (1) parcel control number but contains two (2) parcels including the property at 1017 Grand Court and slip number 12 located on the north side of Braemar Isles Condominium.*

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced request (FDEP File No. 50-0378919-004-EE). According to the FDEP authorization (dated March 21, 2024), a separate authorization from U.S. Army Corps of Engineers is not required.

The proposed boat lift is located in the RML zoning district and such multiple family zoning districts are exempt from marine facility side yard setbacks. The proposed request is in compliance with the below definition of "boat lift" as provided in Section 30-131 of the Town Code. According to the Applicant's lift detail (sheet 2), the top of the lift equipment is 7.5 feet above the existing dock while the top of the vessel's superstructure is 8.5 feet above the dock.

*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.*

Section 30-36(a) of the Town Code indicates that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to accessory marine facilities including boat lifts.

Following an approval by the Planning Board and prior to initiation of construction, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. 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 May 20, 2024 and finds that the project is consistent with the Town Code of Ordinances.

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

### **Attachments: Application**

**Warranty deed**

**Aerials**

**Photos – existing conditions**

**HOA email correspondence**

**FDEP approval**

**Applicant proposed plans (11x17)**