



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **JANUARY 8, 2026**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY ILEEN GONZALEZ, BREEZY PERMITS, LLC,
REQUESTING A SPECIAL EXCEPTION TO INSTALL A 30,000
POUND CAPACITY BOAT LIFT IN SLIP #10 FOR THE PROPERTY
LOCATED AT 2727 SOUTH OCEAN BOULEVARD #902.
(APPLICATION NO. PZ-25-35)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Andrew Megibow
2727 South Ocean Boulevard #902
Highland Beach, FL 33487

Applicant's Agent: Ileen Gonzalez
Breezy Permits, LLC
128 E. Central Boulevard
Lantana, Fl. 33462

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: West Side: Residential Single Family (RS)
East Side: Residential Multiple Family Medium Density (RMM)

Parcel Control Number: 24-43-46-28-51-000-0902

Request and Analysis:

The Applicant is requesting a special exception to install an eight-post 30,000 pound capacity boat lift in Slip No. 10 of the Villa Magna marina. The request is on behalf of the property owner residing

at 2727 South Ocean Boulevard #902. According to the Applicant, a previous four-post 24,000 pound capacity lift located in Slip No. 10 was removed. A Town Code violation for work without a permit was issued by the Town Code Compliance Officer (#CC-25-508).

The Applicant obtained both Florida Department of Environmental Protection (File No. 50-0051096-008-EE) and US Army Corps of Engineers (File No. SAJ-2025-02182) authorization for the above-referenced boat lift.

According to the Applicant's boat lift section view (sheet 1) the top of the lift measures approximately 6 feet from the existing top of seawall/existing dock. The Applicant has not dimensioned the superstructure of the boat on the section view (this is not a requirement of the Town Code). That said and at the request of Town staff, the Applicant has included a note on sheet 1 that references compliance with the boat lift definition found in Section 30-131 of the Town Code (see below).

Boat lifts means the bottom of the keel of any boat shall not be hoisted greater than one foot above the existing seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted.

Note that the Villa Magna marina accommodates perpendicular docking of vessels. The following perpendicular docking regulations are found in Section 30-68(g)(7) of the Town Code:

Perpendicular docking. Unless otherwise provided herein, boats shall not be moored or docked perpendicular to the property at which they are located.

a. boat moored at the landward end of a canal constructed for boat docking purposes may be moored perpendicular to the property line, provided such mooring does not impede the navigation of adjacent property owners.

b. A boat moored in the Intracoastal Waterway may be moored perpendicular to the property line, subject to approval by the U.S. Army Corps of Engineers.

c. A request for perpendicular docking of a boat in a canal shall be considered as a special exception by the planning board. Applications for development order approval of perpendicular docking of boats shall be subject to all standards applicable to a special exception request, and the additional criteria contained herein:

1. Location of docks, docked boats, and relation to side setbacks shall be established by the waterward extension of property lines.

2. Perpendicular docking of boats shall not interfere with navigation of other boats within the affected canal, and will not be a hazard to navigation.

3. Perpendicular docking of boats shall comply with all setbacks required for accessory marine facilities.

4. Docks or accessory mooring facilities approved by the planning board for perpendicular docking of boats may exceed the maximum extension into a waterway allowed for accessory marine facilities.

5. The building official or planning board may request evidence, prepared by a recognized marine expert, demonstrating the following:

- i. Proposed perpendicular docking and related accessory marine facilities will not reasonably deny or otherwise limit the ability of abutting or adjacent property owners to construct accessory marine facilities;*
- ii. Proposed perpendicular docking and related accessory marine facilities will not reasonably deny or otherwise limit the normal ability of abutting or adjacent property owners to moor, maneuver, use or otherwise move a boat; and*
- iii. Proposed perpendicular docking and related accessory marine facilities will not deny reasonable visual access of abutting property owners to public waterways.*

Section 30-67(b) of the Town Code states that boat lifts 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 including boat lifts.

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 December 16, 2025, 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
ACOE approval
HOA approval
Applicant Plans (11X17)