



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **NOVEMBER 13, 2025**

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 416 SQUARE FOOT DOCK FOR THE PROPERTY LOCATED AT 1114 BEL AIR DRIVE. (APPLICATION NO. PZ-25-33)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Highland 1114 Bel Air LLC
17055 Brulee Breeze Way
Boca Raton, FL 33496

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)

Parcel Control Number: 24-43-47-04-03-000-0090

Property address: 1114 Bel Air Drive

Request and Analysis:

The Applicant is requesting a special exception to install a 416 square foot dock for the property located at 1114 Bel Air Drive. There is an existing wood dock at the property which the Applicant proposes to demolish. *Pursuant to Section 30-46 of the Town Code, written notices were provided to the owner of each parcel of property located within 500 feet of the subject property. These notices stated that the proposed dock was 400 square feet rather than 416 square feet. According to the*

Town Attorney, Len Rubin, this 16 square foot discrepancy is a minor error that does not mislead the public and therefore does not void the notice. A required public notice was published indicating the proposed dock at 416 square feet.

The Applicant has obtained both Florida Department of Environmental Protection (No. 50-0204740-003-EE) and U.S. Army Corps of Engineers (SAJ-2025-01198 RGP-ACD) authorization for the proposed dock.

The Applicant's request is in compliance with the maximum combined seawall cap and dock width of eight (8) feet as found in Section 30-68(g)(6)b. of the Town Code. In addition, the request is in compliance with the permitted waterward extension of accessory marine facilities to 25 feet or 25 percent of the waterway width, whichever is less. Note that the waterway width is approximately 155 feet and according to the Applicant's proposed plans, the dock extends into the water approximately 6 feet 10 inches from the wet face of the seawall.

Section 30-67(b) of the Town Code indicates that in the RML zoning district a special exception approval by the Planning Board is required for docks. 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 docks.

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 October 2, 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
Applicant Plans (11X17)**