

**From:** [greg4hb@yahoo.com](mailto:greg4hb@yahoo.com)  
**To:** [Marshall Labadie](#); [Ingrid Allen](#); [Jeff Remas](#); [greg4hb@yahoo.com](mailto:greg4hb@yahoo.com)  
**Subject:** Re: HB Code 30-66 (c)1(a)  
**Date:** Saturday, November 22, 2025 6:45:49 PM

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Marshall,

Ingrid and I met to discuss this further, and she suggested I email you about widening the scope a bit before I present. This issue isn't just related to "seawalls" as it would also be a potential issue for direct intracoastal properties with a west facing back yard and a beach edge opposed to a proper seawall. The same issue would apply. Specifically, if the elevated property extends past the edge of the property line, the existing code could result in an unintended restriction. I would think we would want a property owner to be able to complete a walkway to the edge of the land so they could use it to launch and retrieve kayaks, paddleboards etc opposed to having a strip of land that isn't as easily accessible.

I still believe the most simple fix is to change the language (**bolded**) as I stated below, however there could be a case like I just described, and the Building Debt team may want to brainstorm the best way for that to be adequately addressed in any revision to the code.

Happy to present to the commission and then if they agree, then create a small working group to work on revised language to be brought to the Commission and planning board at a later date via the stated ordinance change protocol.

Regards,  
Greg

On Saturday, September 27, 2025 at 08:32:28 PM EDT, greg4hb@yahoo.com <greg4hb@yahoo.com> wrote:

Marshall,

In the last planning board meeting, property 2564 S Ocean Blvd was granted the ability to install a new seawall 3 ft beyond the existing retaining wall. The planning board was unanimous in approving this request.

There was an oddity we uncovered however. Highland Beach code 30-66 (c) 1 (a) states that the owner can install a hardscape walkway to the dock/seawall or to the property line, whichever is further landward.

This actually creates an unsafe condition for this homeowners and any others that face the same issue.

The purpose of a hardscape walkway all the way to the seawall is so carts can be used to carry heavy objects to and from a boat. This may consist of simple equipment (ice, provisions etc which may weight 50-100 lbs) or may consist of replacement parts for repairs and equipment for maintenance (100 to as much as 1000 lbs).

Having a 3 ft section in this case where the walkway ends, and then there is either grass or artificial grass between the end of the walking path at the property line and the seawall is unsafe as heavy items will have to be removed from carts and be carried. I have a hard path at my house going to the dock. We use a cart multiple times a week to take items to/from the boat. When we try to run it on the grass next to the boat it sinks in.

Let's not forget that these seawalls do "breathe" as water seeps under them and when tides are very

high, the land can erode. A hard path stays in place particularly if it is properly build in pin piles. Grass or artificial grass "looks" firm until you step on it and can sink in as much as a foot. I see it all the time.

Ingrid suggested i email you about this to see if you think this should be an item for the commission to consider -> **specifically simply removing the language "whichever is further landward."** No other changes are necessary.

I am happy to present it to the commission and if you watch the last planning board meeting the Chair was comfortable with moving this forward for commission consideration.

If the commission sees fit, the planning board can then do a proper than thorough review of if the language should be removed. Based on the last planning board meeting, it seemed unanimous that every member present thought it should be.

Thanks,  
Greg