



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: **MAY 8, 2025**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY BREEZY PERMITS LLC REQUESTING A
SPECIAL EXCEPTION TO INSTALL A 10,000 POUND CAPACITY
BOAT LIFT FOR THE PROPERTY LOCATED AT 1011 RUSSELL
DRIVE UNIT B. (APPLICATION NO. PZ-25-21)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Johannes S. Schoonman
1011 Russell Drive, Unit #B
Highland Beach, FL 33487

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

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel Control Number: 24-43-47-04-22-001-0020

Request and Analysis:

The Applicant is requesting a special exception to install a 10,000 pound capacity elevator boat lift for the property located at 1011 Russell Drive. The request is on behalf of the property owner residing at 1011 Russell Drive, Unit #B.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) authorization for the above-referenced boat lift (FDEP File No. 50-291222-004-EE). According to the FDEP authorization (dated December 26, 2024), a separate authorization from the U.S. Army Corps of Engineers is not required.

According to the Applicant's boat lift detail (sheet 2 of 2), the boat lift is in compliance with the boat lift definition found in Section 30-131 of the Town Code as follows:

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 30-67(b) of the Town Code indicates 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.

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 April 21, 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

HOA approval

Applicant Plans (11X17)