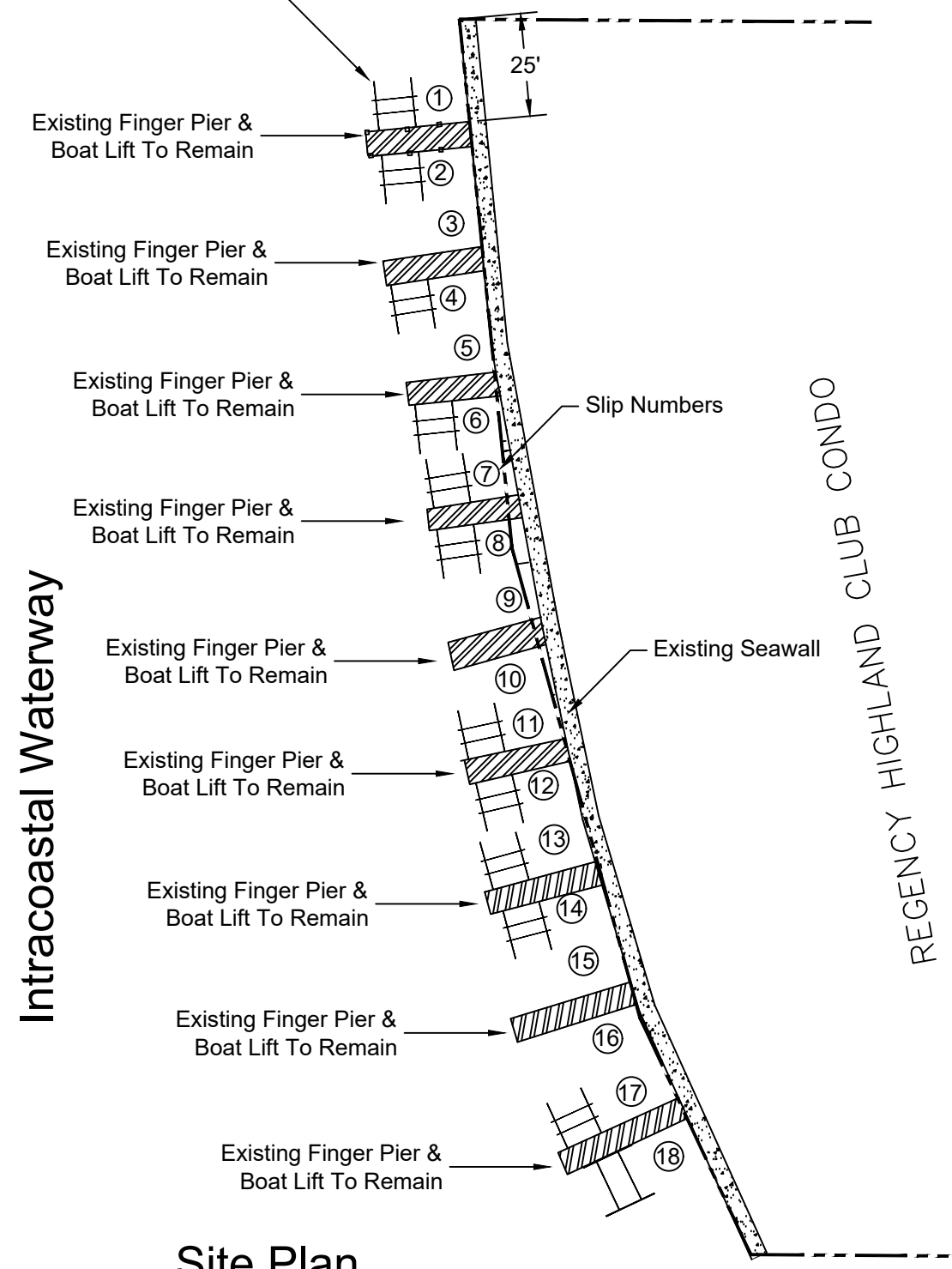




Existing Elevator Lift To Be  
Removed and Replaced  
with a New 20,000 lb.  
Neptune Boat Lift

Corrective plans provided to  
FDEP and ACOE

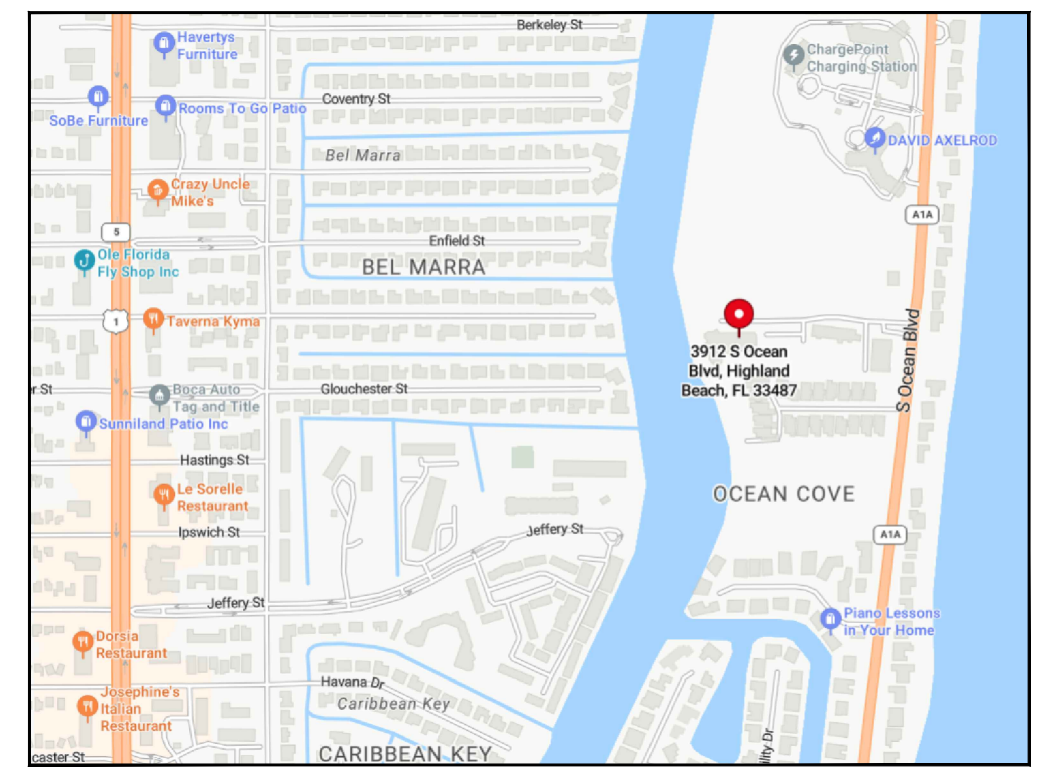


Intracoastal Waterway

REGENCY HIGHLAND CLUB CONDO

### Site Plan

Scale: 1" = 40'



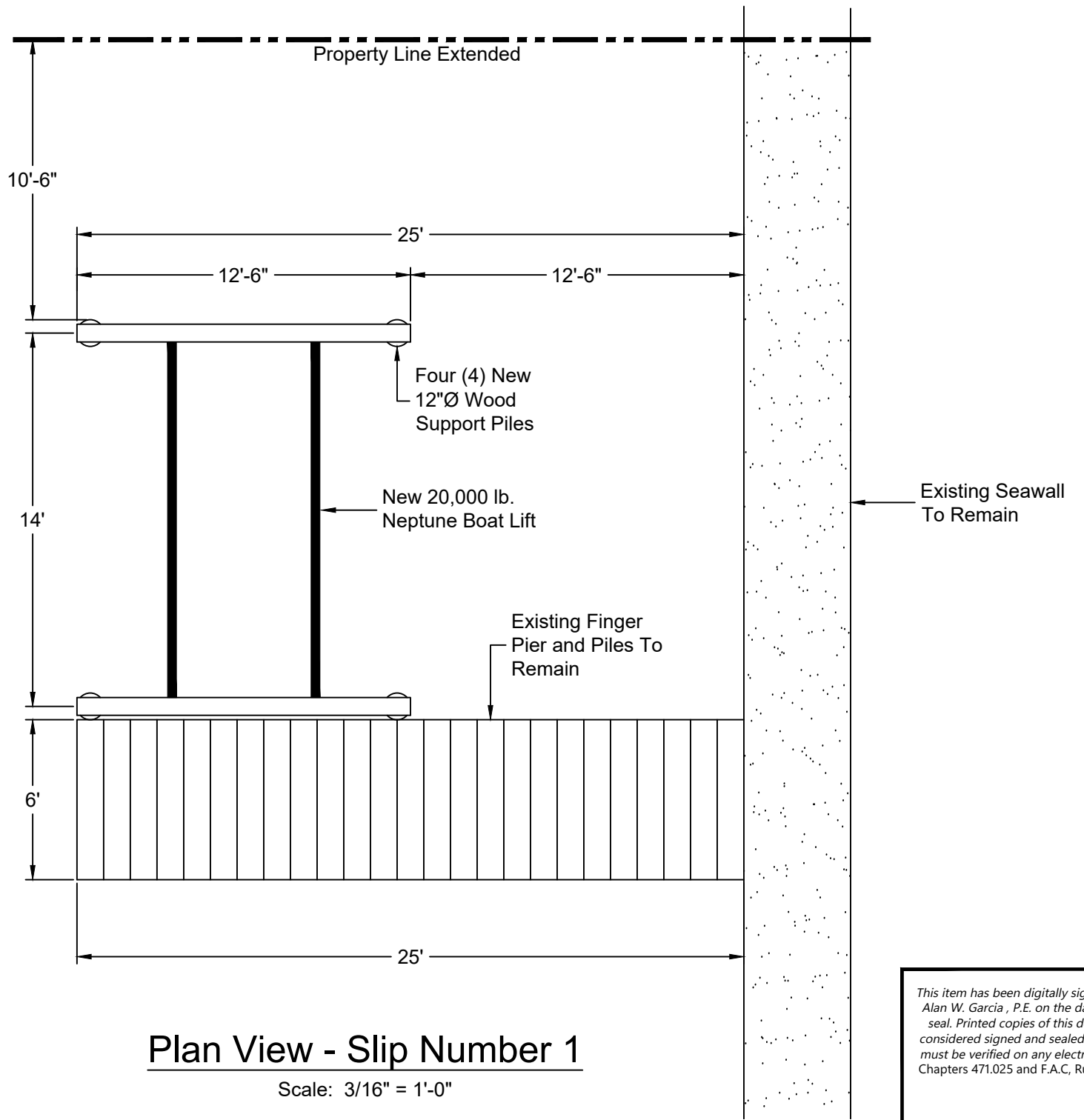
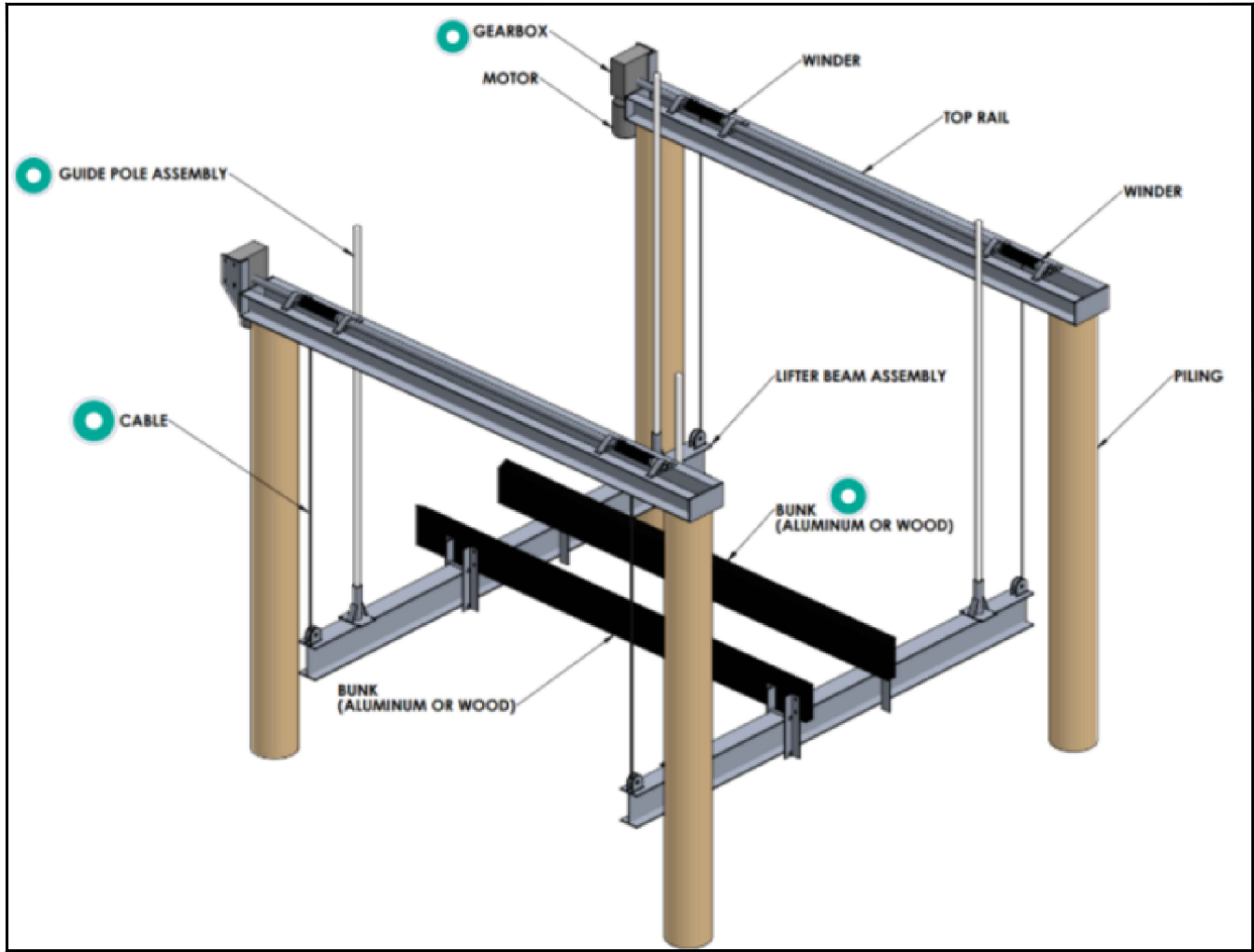
### Location Map

This item has been digitally signed and sealed by  
Alan W. Garcia , P.E. on the date adjacent to the  
seal. Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies." (F.S.,  
Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

ALAN W. GARCIA, P.E.  
LICENSE #42564

ALAN W. GARCIA, P.E.  
4202 NW 54 Street  
Coconut Creek, FL 33073

DATE	<u>Consultant</u>	<u>Project Engineer</u>	<u>Contractor</u>	<u>Project Information</u>	LICENSE #42564
March 3, 2024	<b>UNLIMITED PERMIT SERVICES, INC</b> 902 NE 1st Street #2 Pompano Beach, FL 33060 (954) 532-0129	<b>ALAN W. GARCIA, P.E.</b> 4202 NW 54 Street Coconut Creek, FL 33073	<b>SEA-TECH CONSTRUCTION INC</b> 1649 SW 1st Way #5 Deerfield Beach, FL 33441 (954) 480-2607	<b>Proposed Boat Lift</b> Regency Highland Condo Assoc. Inc 3912 S Ocean Blvd Highland Beach, FL 33487	<b>ALAN W. GARCIA, P.E.</b> 4202 NW 54 Street Coconut Creek, FL 33073



Plan View - Slip Number 1

Scale: 3/16" = 1'-0"

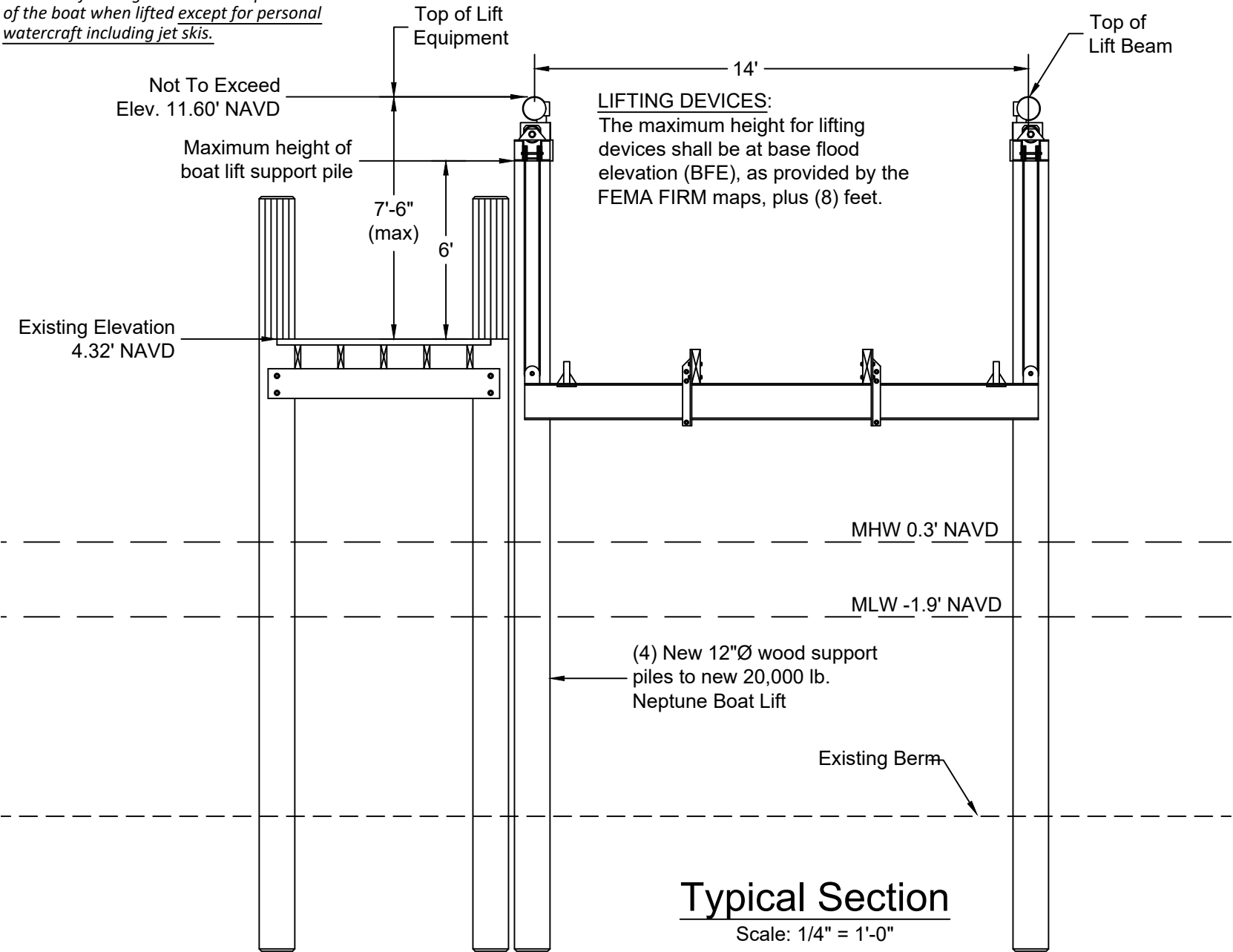
This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."

DATE	Consultant	Project Engineer	Contractor	Project Information	ALAN W. GARCIA, P.E. LICENSE #42564  ALAN W. GARCIA, P.E. 4202 NW 54 Street Coconut Creek, FL 33073
	UNLIMITED PERMIT SERVICES, INC	ALAN W. GARCIA, P.E.	SEA-TECH CONSTRUCTION INC	Proposed Boat Lift	
	902 NE 1st Street #2	4202 NW 54 Street	1649 SW 1st Way #5	Regency Highland Condo Assoc. Inc	
	Pompano Beach, FL 33060	Coconut Creek, FL 33073	Deerfield Beach, FL 33441	3912 S Ocean Blvd	
	(954) 532-0129		(954) 480-2607	Highland Beach, FL 33487	
Sheet 2 of 5					

NOTE:

Height of superstructure of boat when lifted shall be compliant with boat lift definition in Sec. 30-131 - Definitions of terms.

*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 except for personal watercraft including jet skis.*



For Illustrative Purposes ONLY

This item has been digitally signed and sealed by Alan W. Garcia, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C., Rule 61G15-23.004).

ALAN W. GARCIA, P.E.  
LICENSE #42564

ALAN W. GARCIA, P.E.  
4202 NW 54 Street  
Coconut Creek, FL 33073

DATE
March 3, 2024

Consultant
<b>UNLIMITED PERMIT SERVICES, INC</b> 902 NE 1st Street #2 Pompano Beach, FL 33060 (954) 532-0129

Project Engineer
<b>ALAN W. GARCIA, P.E.</b> 4202 NW 54 Street Coconut Creek, FL 33073

Contractor
<b>SEA-TECH CONSTRUCTION INC</b> 1649 SW 1st Way #5 Deerfield Beach, FL 33441 (954) 480-2607

Project Information
<b>Proposed Boat Lift</b> Regency Highland Condo Assoc. Inc 3912 S Ocean Blvd Highland Beach, FL 33487

<div><b>Boat Lift Notes:</b></div> <div><ul style="list-style-type: none"><li>Design in accordance with Florida Building Code, 8th Edition (2023).</li><li>This lifting structure has been designed to withstand wind loads associated with speeds of V (ult) = 180 MPH, (3 Second Gust) Exposure 'D' without a boat on the lift per ASCE 7-22 using above ground sign/wall method. The lifting structure including boat has been designed to withstand wind speeds of V (sustained) = 73 MPH, remove boat when winds approach this speed or for any named storm event. Boat shall not be stored on lift during high wind events.</li><li>Do not scale drawings for dimensions. Licensed Contractor to verify location of existing utilities prior to commencing work. The Licensed contractor shall install and remove all shoring and bracing as required for the proper installation of the work. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.</li><li>Aluminum: Material 6061 T6 Aluminum, all welds are minimum full fillet weld using 5556 filler 14 full fillet weld using 5556 filler alloy, all welding must conform to AISC steel construction manual currently adopted edition as inspected and verified by others. The contractor is responsible for insulating aluminum members from dissimilar metals to prevent electrolysis. Aluminum members in contact with concrete and wood shall be protected by "Koppers Bituminous Paint" or Polyethylene Tape UHMW (ultra-high molecular weight). 11.7 mils (0.30 mm) min. total thickness in accordance with current Florida Building Code.</li><li>All anchors to be Hilti Brand or Approved Equal. All bolts shall be hot dipped galvanized or stainless steel &amp; meet the requirements of ASTM A304 with hardened washers and hex nuts. Washers shall be used between wood &amp; bolt head &amp; between wood &amp; nut. Where generic fasteners are labeled, capacities shall be equal to or greater than Hilti Kwik Bolt II or Red Head thru bolts SAE Grade 5 or better. Embedment depths specified herein are depths into solid substrate and do not included thickness of other finishes.</li><li>MW Engineering Inc. has no control of the manufacturing, performance, or installation of this product. These generic plans were engineered in accordance with accepted engineering practices and data provided by the manufacturer. Use of this specification by contractor and permit holder Et al. indemnifies and saves harmless the engineer for all costs and damages from material fabrication, system erection, and construction practices beyond that which is called for by codes and from deviations from this design. Intellectual property of MW Engineering, Inc. All rights reserved. No part of this publication may be reproduced without prior written authorization.</li><li>Piles shall be driven to minimum allowable bearing capacity of 10 tons minimum 8-foot or refusal and sufficiently penetrated sand or rock strata in pre-drilled or punched holes to support lift capacity, weight and loads. Each pile to carry commensurate load (Factor of Safety of 2). Sub-surface conditions can vary greatly.</li><li>The contractor of record shall verify pile type, installation, and driving in compliance with FBC 8th ED (2023). Wood piles shall be a minimum diameter of 8", Miami Dade County requires minimum diameter of 12", 2.5 lb. ACQ treated in accordance with Florida Building Code. Concrete piles shall be 12" x 12" square, attain 6000 psi compressive strength in 28 days and shall be reinforced with four - 7 /16" diameter lo-lax strands, 270 kips, and 5 ga. spiral ties.</li><li>Pilings described herein are considered to be part of the host structure and are not part of this certification. The pilings and existing host structure, if any, must be capable of supporting the loaded system as verified by the permit holder and contractor of record. No warranty, either express or implied is contained herein.</li></ul></div>	<div><div>Consultant</div><div><b>UNLIMITED PERMIT SERVICES, INC</b> Marine Design &amp; Consulting 902 NE 1st Street #2 Pompano Beach, FL 33060 (954) 532-0129 Office@unlimiteddps.net</div></div>
	<div><div>Project Engineer</div><div><b>ALAN W. GARCIA, P.E.</b> 4202 NW 54 Street Coconut Creek, FL 33073</div></div>
	<div><div>Contractor</div><div><b>SEA-TECH CONSTRUCTION INC</b> 1649 SW 1st Way #5 Deerfield Beach, FL 33441 (954) 480-2607</div></div>
	<div><div>Project Information</div><div><b>Proposed Boat Lift</b> Regency Highland Condo Assoc. Inc 3912 S Ocean Blvd Highland Beach, FL 33487</div></div>
	<div>DATE</div>
	<div>2-26-25</div>
	<div><div><div><div>This item has been digitally signed and sealed by Alan W. Garcia , P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies." (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)." </div><div>ALAN W. GARCIA, P.E. LICENSE #42564</div><div><b>ALAN W. GARCIA, P.E.</b> 4202 NW 54 Street Coconut Creek, FL 33073</div></div></div></div>
	<div>Sheet 4 of 5</div>

GENERAL NOTES:

1. Construction to follow the Florida Building Code 8th Edition (2023) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING:

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. Piles shall be driven to a minimum allowable bearing capacity of 10 tons for wood, 25 tons for concrete, and 5 tons for pin piles, a minimum of 8' into berm or refusal.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than  $\frac{1}{4}$  inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

PILE NOTES:

1. Wood piles to be 2.5 lb. ACQ treated in accordance with the Florida Building Code.
2. Wood piles shall be a minimum diameter of 10", Miami Dade County requires minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Pine Grade #1
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.

Consultant**UNLIMITED PERMIT  
SERVICES, INC**

Marine Design & Consulting  
902 NE 1st Street #2  
Pompano Beach, FL 33060  
(954) 532-0129  
[Office@unlimitedps.net](mailto:Office@unlimitedps.net)

Project Engineer

**ALAN W. GARCIA, P.E.**

4202 NW 54 Street  
Coconut Creek, FL 33073

Contractor

**SEA-TECH  
CONSTRUCTION INC**

1649 SW 1st Way #5  
Deerfield Beach, FL 33441  
(954) 480-2607

## Project Information

## Proposed Boat Lift

Regency Highland Condo  
Assoc. Inc  
3912 S Ocean Blvd  
Highland Beach, FL 33487

## DATE \_\_\_\_\_

2-26-25

*This item has been digitally signed and sealed by Alan W. Garcia, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.” (F.S., Chapters 471.025 and F.A.C, Rule 61G15-23.004)."*

ALAN W. GARCIA, P.E.  
LICENSE #42564

**ALAN W. GARCIA, P.E.**  
4202 NW 54 Street  
Coconut Creek, FL 33073



**From:** [Office\\_unlimitedps.net](mailto:Office_unlimitedps.net)  
**To:** [Ingrid Allen](#)  
**Subject:** Re: Notification from MGO Connect - New comment posted on project PZ-25-37  
**Date:** Thursday, November 20, 2025 10:54:30 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image.png](#)  
[Outlook-km1km2x5.png](#)  
[3912 Plans.pdf](#)

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Oh, okay, I was thinking you wanted the emails with attachments you could access.


The plans that were attached in those emails are now attached to this email.


**50-0205712-005-EE - Regency Highland Condominium - Michael Kaczynski - 3912 S Ocean Blvd - Highland Beach**

Copy to ▾ | Reply | Reply all | Forward ▾ | Zoom | Quick steps

**50-0205712-005-EE - Regency Highland Condominium - Michael Kaczynski - 3912 S Ocean Blvd - Highland Beach**

 **Kathy Cartier**  
To: ○ Meuser, Julia


 **FDEP Approval.pdf**  
3 MB


 **3912 Plans.pdf**  
3 MB


**SAJ-2025-02086(RGP-JCP) - Michael Kaczynski - 3912 S Ocean Blvd - Highland Beach**

Copy to ▾ | Reply | Reply all | Forward ▾ | Zoom | Quick steps

**SAJ-2025-02086(RGP-JCP) - Michael Kaczynski - 3912 S Ocean Blvd - Highland Beach**

 **Kathy Cartier**  
To: ○ Pempek, Jonathan C CIV USARMY CESAJ (USA)


 **ACOE Approval.pdf**  
3 MB

 **3912 Plans.pdf**  
3 MB

2 attachments (6 MB) | Save All Attachments

Thank you,

*Danielle Moulton*

	<b>Unlimited Permit Services, Inc.</b> <i>Expert Marine Permitting &amp; Engineering Consulting in Florida</i> <a href="http://www.unlimitedps.net">www.unlimitedps.net</a> 902 NE 1 Street, Suite #2 Pompano Beach, Florida 33060 Office (954) 532-0129 ext.2
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**From:** Ingrid Allen <iallen@highlandbeach.us>  
**Sent:** Thursday, November 20, 2025 9:49 AM  
**To:** Office unlimitedps.net <office@unlimitedps.net>  
**Subject:** RE: Notification from MGO Connect - New comment posted on project PZ-25-37

The attachments you provided are the actual emails which you already uploaded into the portal. I asked for the corrected **plans** that you emailed to both agencies.



Sincerely,  
**Ingrid Allen**  
Town Planner

*Town of Highland Beach  
3614 S. Ocean Boulevard  
Highland Beach FL 33487  
(561) 278-4540 Office (option 3)  
(561) 278-2606 Fax  
[www.highlandbeach.us](http://www.highlandbeach.us)*

**PLEASE NOTE:** Florida has a very broad public records law. Most written communications to or from the Town of Highland Beach officials and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The views expressed in this message may not necessarily reflect those of the Town of Highland Beach.

---

**From:** Office unlimitedps.net <office@unlimitedps.net>  
**Sent:** Wednesday, November 19, 2025 4:27 PM  
**To:** Ingrid Allen <iallen@highlandbeach.us>  
**Subject:** RE: Notification from MGO Connect - New comment posted on project PZ-25-37

Hi Ingrid,

Please see the attached emails containing the plans in question.

Please let me know if you need anything else.

Thank you,

*Danielle Moulton*

---



**Unlimited Permit Services, Inc.**  
*Expert Marine Permitting & Engineering  
Consulting in Florida* [www.unlimitedps.net](http://www.unlimitedps.net)  
902 NE 1 Street, Suite #2  
Pompano Beach, Florida 33060  
Office (954) 532-0129 ext.2

---

**From:** [no-reply@mygovernmentonline.org](mailto:no-reply@mygovernmentonline.org) <[no-reply@mygovernmentonline.org](mailto:no-reply@mygovernmentonline.org)>

**Sent:** Wednesday, November 19, 2025 4:07 PM

**To:** Office unlimitedps.net <[office@unlimitedps.net](mailto:office@unlimitedps.net)>

**Subject:** Notification from MGO Connect - New comment posted on project PZ-25-37

#### Notification from MGO Connect

This is an automatic notification for project number [PZ-25-37](#), located at 3912 S OCEAN BLVD 1415 HIGHLAND BEACH FL 33487.

The following comment was left by Ingrid Allen

Email me the "corrected" plans you provided to FDEP (on 11-7-25) and ACOE (on 11/17/25). Note, always upload in any corrective email correspondence with FDEP and ACOE, the corresponding corrective plans.

[Open comment](#)