



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

---

**MEETING OF:**       **MARCH 10, 2022**

**TO:**                   **PLANNING BOARD**

**FROM:**              **INGRID ALLEN, TOWN PLANNER**

**SUBJECT:**           **APPLICATION BY WILLIAM R. THOMAS, UNLIMITED PERMIT SERVICES INC., FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL A 16,000 POUND CAPACITY BOAT LIFT ON DOCK NO. 9 FOR THE PROPERTY LOCATED AT 2727 SOUTH OCEAN BOULEVARD UNIT 701 (DO #21-0013).**

---

### I. GENERAL INFORMATION:

**Applicant (Property Owner):**

Richard D. Colton  
2727 South Ocean Boulevard, Unit 701  
Highland Beach, Fl. 33487

**Applicant's Agent:**

William Thomas  
Unlimited Permit Services, Inc.  
902 Northeast 1 Street, Suite #2  
Pompano Beach, Fl. 33060

**Property Characteristics:**

**Comprehensive Plan Land Use:**

Single Family - west of State Road A1A  
Multi Family Medium Density - east of State Road A1A

**Zoning District:**

Residential Single Family (RS) – west of State Road A1A  
Residential Multiple Family Medium Density (RMM) – east of State Road A1A

**Parcel PCN#:**

24-43-46-28-51-000-0701

**Condominium Property Name:**

Villa Magna

## **Request and Analysis:**

The Applicant is proposing to replace an existing eight (8) post boat lift located in dock number nine (9) with a 16,000 pound capacity, four (4) post, boat lift in the same dock. The subject property (west of State Road A1A) currently contains nine (9) existing finger docks which allows for the mooring of boats perpendicular to the property line.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) authorization and US Army Corps of Engineers (ACOE) authorization for the above-referenced request. The corresponding file numbers for each agency are provided in the table below.

<b>FDEP (FILE NO.)</b>	<b>ACOE (FILE NO.)</b>
50-51096-007-EE	SAJ-2021-01403(GP-SLR)

According to the Applicant's boat lift detail (sheet 3 of 3), the top of the lift measures 6 feet from the existing wood pier. The Applicant has indicated to staff that the superstructure components of the boat have not been finalized and therefore are not superimposed or dimensioned on the lift detail. That said and at the request of staff, the Applicant has provided on sheet 3, the definition of "boat lift" as provided in Section 30-131 (and noted below) for compliance purposes.

*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 30-68(h)(1)a. of the Town Code, states that the installation of a boat lift shall be subject to special exception approval by the Planning Board at an advertised public hearing. Section 30-36(a) of the Town code states that if the Planning Board is the final authority on the special exception, then it shall approve, approve with conditions, or deny the application.

Staff has reviewed the Applicant's proposed request and finds that the project is consistent with the Zoning Code (Chapter 30) including the special exception criteria of Section 30-36, were applicable, and the Town Comprehensive Plan.

Following an approval by the Planning Board and prior to initiation of construction, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department. 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.

## **II. Recommendation**

Staff recommends approval to install a proposed 16,000 pound capacity boat lift on dock no. 9 for the property located at 2727 South Ocean Boulevard unit 701 based on the plans date stamped received by the Building Department on February 4, 2022.

☒ Plans meet Town of Highland Beach Zoning and other governmental agencies requirements.

☐ Plans meet Town of Highland Beach Zoning requirements; however, approvals are pending before the Town of Highland Beach will issue permits, with other governmental agencies as listed:

☐ Plans do not meet Town of Highland Beach Zoning requirements.

Should you have any questions, please feel free to contact me at (561) 637-2012 or [iallen@highlandbeach.us](mailto:iallen@highlandbeach.us)

**Attachments: Application**

**Aerials**

**FDEP approval**

**ACOE approval**

**HOA approval letter**

**Applicant Plans**