



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 B&M MARINE CONSTRUCTION, INC. FOR A SPECIAL EXCEPTION APPROVAL TO INSTALL NINE (9) FINGER PIERS/DOCKS TOTALING 1,379 SQUARE FEET AND 19 MOORING PILINGS FOR THE PROPERTY LOCATED AT 3400 SOUTH OCEAN BOULEVARD (DO#21-0016)

I. GENERAL INFORMATION:

Applicant (Property Owner): Coronado at Highland Beach Condominium Association, Inc.
3400 South Ocean Boulevard
Highland Beach, FL 33487

Applicant's Agent: David Nutter
B & M Marine Construction, Inc.
1211 South Military Trail, #220
Deerfield Beach, FL 33442

Property Characteristics:

Comprehensive Plan Land Use: Multi Family Medium Density

Zoning District: Residential Multiple Family Medium Density (RMM)

Request and Analysis:

The Applicant is proposing to demolish nine (9) existing finger piers/docks and 19 existing mooring pilings and replace them in the same location and configuration.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) 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.

FDEP (FILE NO.)	ACOE (FILE NO.)
50-123109-005-006-EE	SAJ-2020-04921(LP-CF)

Note that while both the FDEP and ACOE authorizations include the installation of nine (9) boat lifts, one (1) dual jet ski lift and two (2) kayak lifts, the Development Approval application (DO#21-0016) submitted by the Applicant to the Town does not include any of these lifts in the project description. That said, any requests to install boat lifts at the property will require Special Exception approval by the Planning Board as provided in Chapter 30 of the Town Code of Ordinances.

The Applicant's request 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.

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.

II. Recommendation

Staff recommends approval of the special exception request to install nine (9) finger piers/docks totaling 1,379 square feet and 19 mooring pilings, based on the plans date stamped received by the Building Department on February 2, 2022.

- ☒ **Plans meet Town of Highland Beach Zoning and other governmental agencies requirements and are consistent with the Town Comprehensive Plan.**
- ☐ **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

Attachments: Application

Aerials

FDEP approval

ACOE approval

HOA approval letter

Applicant Plans