



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 296 SQUARE FOOT DOCK, A 25,000 POUND CAPACITY BOAT LIFT, AND A 7,000 POUND CAPACITY DUAL JET-SKI LIFT FOR THE PROPERTY LOCATED AT 4326 INTRACOASTAL DRIVE (DO #22-0002).**

I. GENERAL INFORMATION:

Applicant (Property Owner): Anthony Delprete
4326 Intracoastal Drive
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

Zoning District: Residential Single Family (RS)

Parcel PCN#: 2443-47-04-02-004-0140

Request and Analysis:

The Applicant is proposing to install a 296 square foot dock, a four (4)-post 25,000 pound capacity boat lift, and a 7,000 pound capacity dual jet-ski lift for the property located at 4326 Intracoastal Drive.

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.

FDEP (FILE NO.)	ACOE (FILE NO.)
50-041130-001-EE	SAJ-2021-03577(GP-CGK)

According to the Applicant's 25,000 pound capacity boat lift detail (sheet 5 of 6), the top of the lift measures 5 feet 9 inches from the dock. 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 5, 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.

The proposed 7,000 pound capacity dual jet-ski lift will provide perpendicular mooring of jet skis. Section 30-68(g)(7)b. of the Town Code states that a boat moored in the Intracoastal Waterway may be moored perpendicular to the property line, subject to approval by the U.S. Army Corps of Engineers which, as noted above, the Applicant has received.

Pursuant to Section 30-68(g)(6)d.2. of the Town Code, accessory marine facilities (which includes docks and boat lifts) located in Single-family zoning districts shall provide a 25-foot side yard setback. The applicant's request is compliant with this setback requirement.

Section 30-68(h)(1)a. of the Town Code, states that the installation of a dock and boat lift(s) 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 296 square foot dock, a 25,000 pound capacity boat lift, and a 7,000 pound capacity dual jet-ski lift for the property located at 4326 Intracoastal Drive 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

Attachments: Application

Aerials

FDEP approval

ACOE approval

Applicant Plans