



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

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**MEETING OF:**       **March 9, 2023**

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

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

**SUBJECT:**         **APPLICATION BY AKBAR MONDAL NUNEZ, BOAT LIFTS &  
DOCKS OF SOUTH FLORIDA, FOR A SPECIAL EXCEPTION  
APPROVAL TO INSTALL A 13,000 POUND CAPACITY BOAT  
LIFT FOR A PROPERTY LOCATED AT 4216 INTRACOASTAL  
DRIVE (DO#22-0010)**

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### I. GENERAL INFORMATION:

**Applicant (Property Owner):**       Leonard Zelin  
4216 Intracoastal Drive  
Highland Beach, Fl. 33487

**Applicant's Agent:**               Akbar Mondal Nunez  
Boat Lifts & Docks of South Florida  
989 Northwest 31 Avenue  
Pompano Beach, Fl. 33060

**Property Characteristics:**

**Comprehensive Plan Land Use:**   Single Family

**Zoning District:**                   RS, Residential Single Family

**Parcel PCN#:**                       24-43-47-04-02-004-0230

## **Request and Analysis:**

The Applicant is proposing to install a four (4) post, 13,000 pound capacity boat lift at the property located at 4216 Intracoastal Drive.

The Applicant has obtained Florida Department of Environmental Protection (FDEP ) (File No. 50-152067-006-EE) and US Army Corps of Engineers (File No. SAJ-2011-02027(GP-JLA) authorizations for the proposed boat lift.

Pursuant to Section 30-68(g)(6)d.1. of the Town Code, the Applicant's request is in compliance with the required 25-foot side yard setback for boatlifts located in a Single-family zoning district. According to the Applicant's boat lift detail (sheet DET), the top of the lift measures four (4) feet from the existing dock. The Applicant has not dimensioned the superstructure components of the boat on the lift detail (this is not a requirement of the Town Code). That said and at the request of staff, the Applicant has included on sheet DET, a note referencing the boat lift definition found in Section 30-131 of the Town Code which is 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 30-68(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.

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.

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on January 31, 2023 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.

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

**Ingrid Allen  
Town Planner**

**Attachments: Application**

**Aerials**

**FDEP correspondence**

**ACOE authorization**

**Applicant Plans**