



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
4400 PGA BLVD. STE 500
PALM BEACH GARDENS, FLORIDA 33410

January 4, 2023

Regulatory Division
South Branch
Palm Beach Gardens Section
SAJ-2011-02027(GP-JLA)

Leonard Zelin
4216 Intracoastal Drive
Highland Beach, FL 33487

Dear Mr. Zelin:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit received on October 13, 2022. Your application was assigned file number SAJ-2011-02027. A review of the information and drawings provided indicates that the proposed work would result in safe mooring for a vessel installing a 13k boat lift on new piles (4).

The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in waters of the United States within the Intracoastal Waterway adjacent to 4216 Intracoastal Dr, in Section 19, Township 48 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

The aspect of your project involving installation of a boat lift, as depicted on the attached drawings, is authorized by Regional General Permit (RGP) SAJ-20 and its subsequent modifications, if applicable. **This RGP authorization is valid until March 27, 2023.** Please access the Corps' Jacksonville District Regulatory Division Source Book webpage to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <http://www.saj.usace.army.mil/Missions/Regulatory.aspx>. Please be aware this Internet address is case sensitive; and, you will need to enter it exactly as it appears above. Once there select "Source Book"; and, then select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with **ALL** the RGP general, special, and/or regional Conditions, attached and/or incorporated by reference, and the Project Specific Special Conditions and General Conditions, listed below, or you may be subject to enforcement action.

Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2011-2027 (GP-JLA), on all submittals.

2. Commencement Notification: Within 10 days from the date of initiating the work authorized by this permit the Permittee shall submit a completed "Commencement Notification" Form (Attachment B).

3. As-Built Certification: Within 60 days of completion of the work authorized by this permit, the Permittee shall submit as-built drawings of the authorized work and a completed "As-Built Certification by Professional Engineer or Surveyor" form (Attachment C) to the Corps. The as-built drawings shall be signed and sealed by a registered professional engineer or surveyor and include the following:

a. A plan view drawing of the location of the authorized work footprint, as shown on the permit drawings, with an overlay of the work as constructed. The plan view drawing should show all existing water management structures and the completed structures, dredge/fill activities, and wetland impacts.

b. A list of any deviations between the work authorized by this permit and the work as constructed. In the event that the completed work deviates, in any manner, from the authorized work, describe on the attached "As-Built Certification by Professional Engineer" form the deviations between the work authorized by this permit and the work as constructed. Clearly indicate on the as-built drawings any deviations that have been listed. Please note that the depiction and/or description of any deviations on the drawings and/or "As-Built Certification by Professional Engineer" form does not constitute approval of any deviations by the Corps.

c. The Department of the Army permit number on all sheets submitted.

4. Notice of Permit: The Permittee shall complete and record the "Notice of Department of the Army Permit" form (Attachment D) with the Clerk of the Circuit Court, Registrar of Deeds or other appropriate official charged with the responsibility of maintaining records of title to or interest in real property within the county of the authorized activity. Within 90 days from the effective date of this permit, the Permittee shall provide a copy of the recorded Notice of Permit to the Corps clearly showing a stamp from the appropriate official indicating the book and page at which the Notice of Permit is recorded and the date of recording.

5. Assurance of Navigation and Maintenance: The Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or

subject to revision at any time. The most recent version of these JAXBO must be utilized during the design and construction of the permitted work.

10. Turbidity Barriers: Prior to the initiation of any of the work authorized by this permit, the Permittee shall install floating turbidity barriers with weighted skirts that extend within 1-foot of the bottom around all work areas that are in, or adjacent to, surface waters. The turbidity barriers shall remain in place and be maintained daily until the authorized work has been completed and turbidity within the construction area has returned to ambient levels. Turbidity barriers shall be removed upon stabilization of the work area.

11. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect, impact, or disturb properties listed in the *National Register of Historic Places* (NRHP), or those eligible for inclusion in the NRHP.

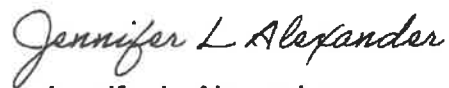
b. If, during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with native cultures or early colonial settlement), the Permittee shall immediately stop all work and ground-disturbing activities within a 100-meter diameter of the discovery and notify the Corps at the addresses listed in the **Reporting Address Special Condition** within the same business day (8 hours). The Corps shall coordinate with the Florida State Historic Preservation Officer (SHPO) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition and, if deemed necessary by the SHPO or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend, or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands; they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical

Should you have any questions related to this verification letter or have issues accessing the documents reference in this letter, please contact Jennifer L. Alexander at the letterhead address above, via telephone at 561-472-3529, or via e-mail at Jennifer.L.Alexander@usace.army.mil.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer L. Alexander".

Jennifer L. Alexander
Project Manager

Enclosures

Attachment A-Drawings

Attachment B-Commencement Form

Attachment C-As Built Form

Attachment D-Notice of Permit

Attachment E-Consent to Easement Application

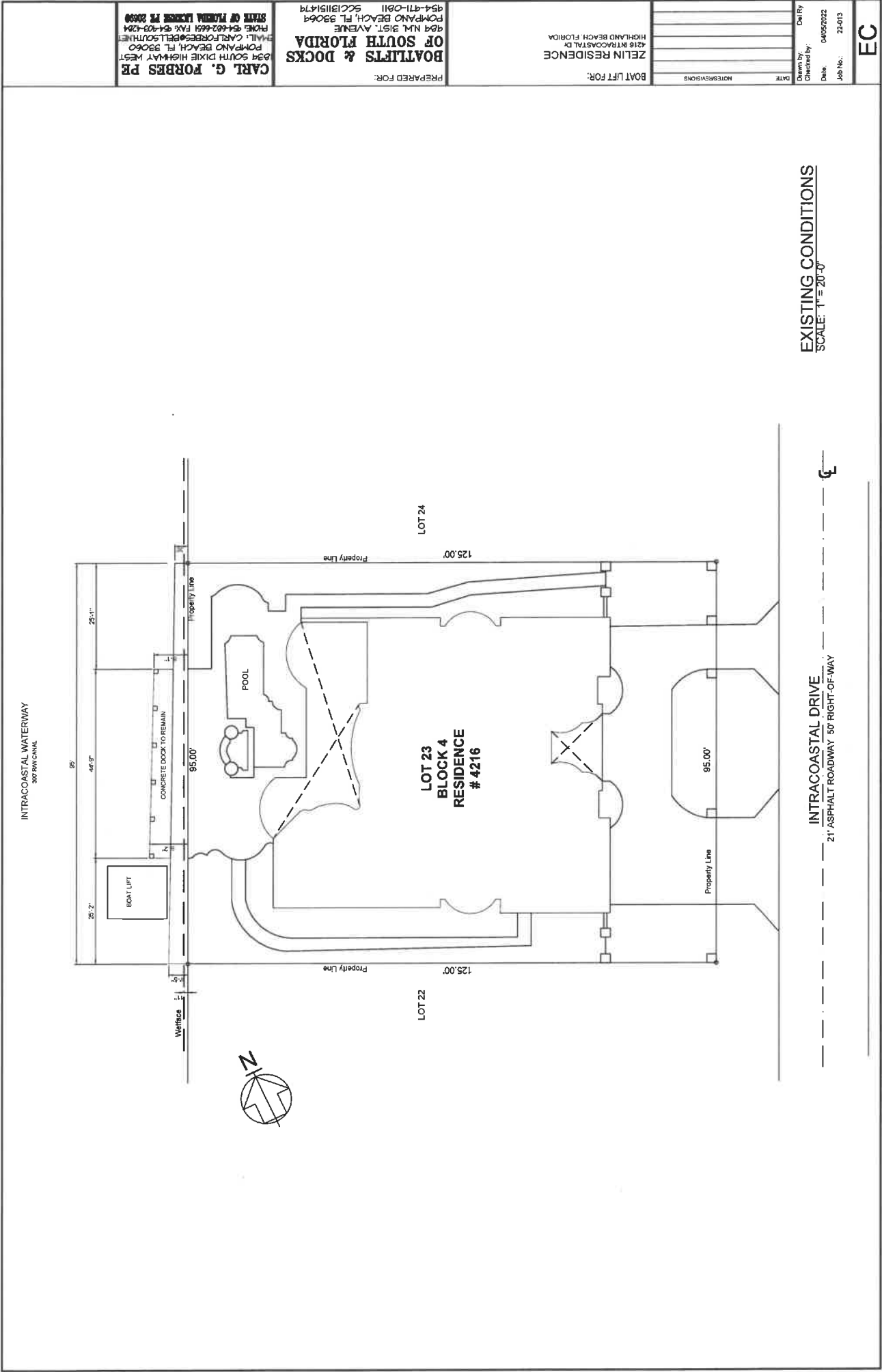
Attachment F-Standard Manatee Conditions

Cc:

Agent-Akbar Mondal <docksandlifts@gmail.com>

CESAJ-RE

CESAJ-RD-E



EC

Job No.: 22-013

Date: 04/05/2022

Drawn by: D. L. R.

Checked by: D. L. R.

DATE: 04/05/2022

NOTES/REVISIONS

BOAT LIFT FOR:

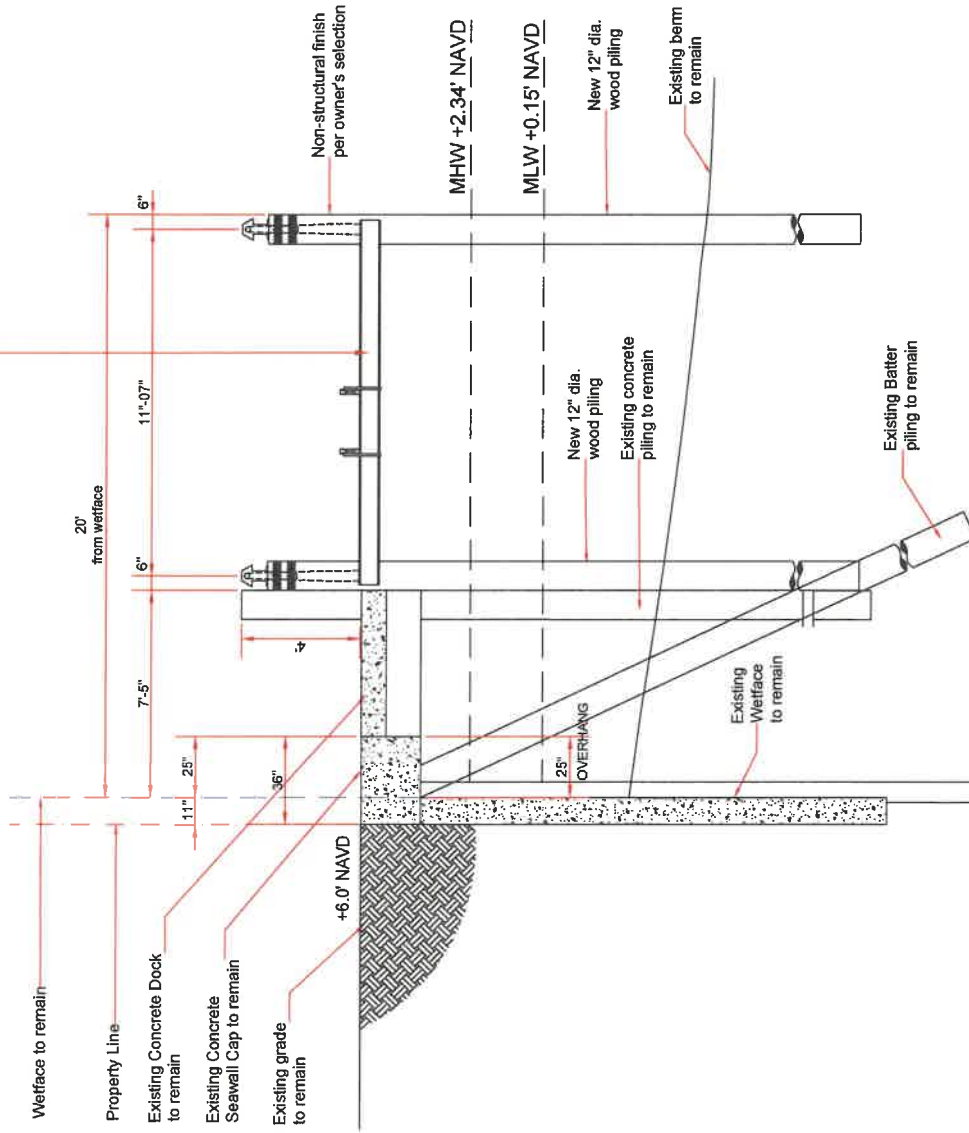
ZELIN RESIDENCE
4216 INTRACOASTAL DR
HIGHLAND BEACH, FLORIDA

PREPARED FOR:
**BOATLIFTS & DOCKS
OF SOUTH FLORIDA**
984 NW 31ST AVENUE
POMPANO BEACH, FL 33064
954-971-0811
SCC131151479

CARL G. FORBES PE
984 SOUTH DIXIE HIGHWAY WEST
POMPANO BEACH, FL 33060
EMAIL: CARL@FORBESPELLSOUTHFLA.COM
PHONE: 954-662-6661 FAX: 954-703-1204
STATE OF FLORIDA LICENSE # 320690

NOTE: SEE MANUFACTURER'S
DRAWINGS FOR STRUCTURAL
DETAILS ON LIFT

**New Installation 13000lb
4-Post Boat Lift mounted on
(4) new 12" dia wood pilings**



4-POST BOAT LIFT DETAIL
SCALE: 1/4"=1'-0"

BOAT LIFT FOR:
ZELIN RESIDENCE
4216 W. COASTAL DR.
HIGHLAND BEACH, FLORIDA

PREPARED FOR:

BOATLIFTS & DOCKS
OF SOUTH FLORIDA
499 NW 31ST AVENUE
POMPANO BEACH, FL 33069
954-971-0911
SCC13151479

CARL G. FORBES PE
839 SOUTH DIXIE HIGHWAY WEST
POMPANO BEACH, FL 33060
PHONE: 954-682-6661 FAX: 954-423-4264
STATE OF FLORIDA LICENSE #20099

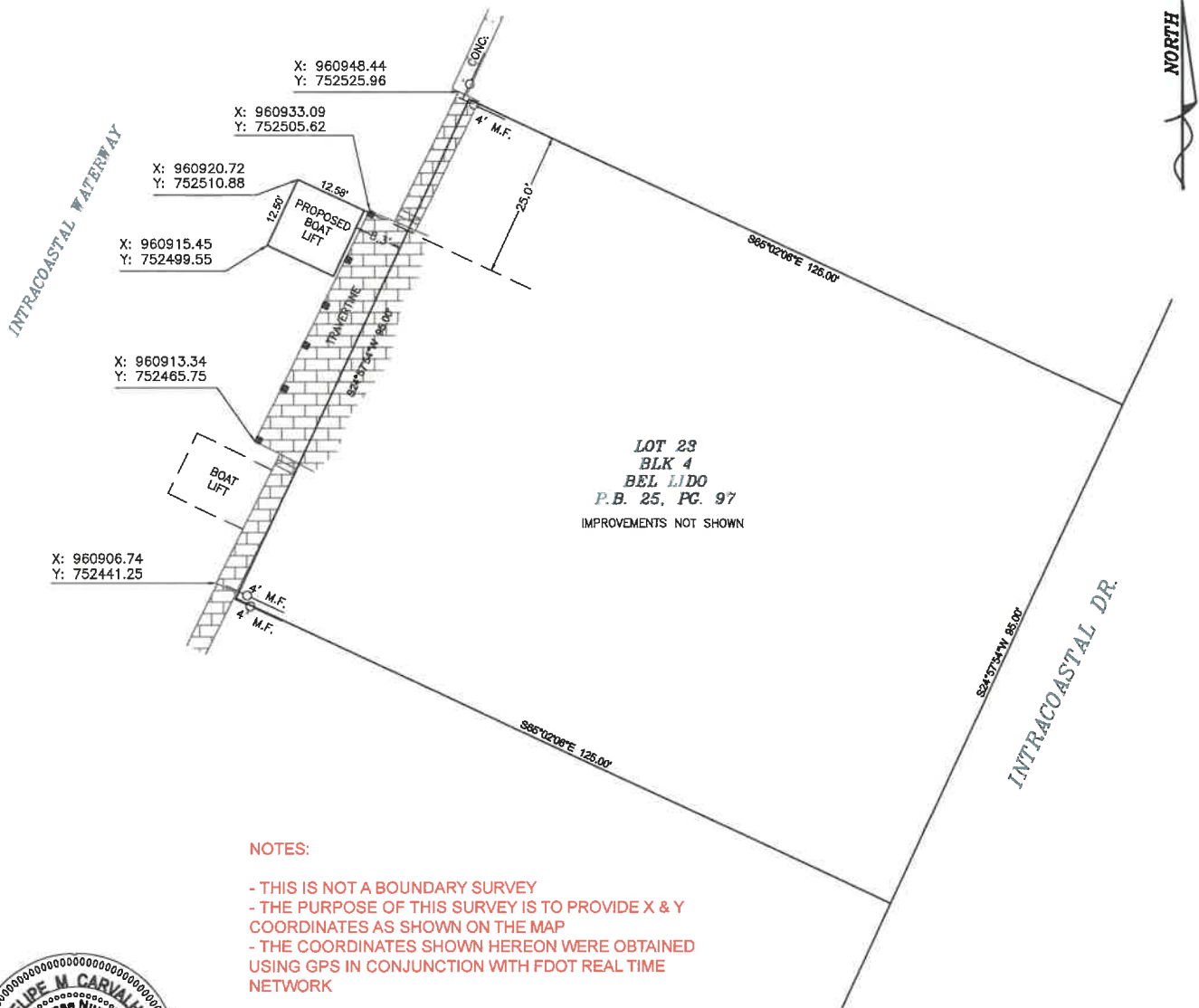
DATE: 04/02/2022
JOB NO.: 22-013
Drawn by: WJB
Checked by: WJB

DET

FIELD WORK DATE: 6/24/2022

REVISION DATE(S): (REV.1 7/5/2022) (REV.1 6/29/2022)

2206.0115
X & Y COORDINATES SURVEY
PALM BEACH COUNTY

**NOTES:**

- THIS IS NOT A BOUNDARY SURVEY
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE X & Y COORDINATES AS SHOWN ON THE MAP
- THE COORDINATES SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FDOT REAL TIME NETWORK

COORDINATE SYSTEM:

- UNITES STATES/STATE PLANE 1983
- FLORIDA EAST 0901
- DATUM: NAD 1983 (CONUS)



Use of this survey for purposes other than intended, without written verification, will be at the users' sole risk and without liability to the surveyor.
Nothing herein shall be construed to give any rights or benefits to anyone other than those certified.

BUYER:

CLIENT NUMBER:

DATE: 06/27/22

SELLER:

CERTIFIED TO: ZELIN LEONARDB & ZELIN MOIRAS

This is page 1 of 2 and is not valid without all pages.



G.T.T. Surveyors
& Mappers, Inc.

LEGAL DESCRIPTION

LOT 23, BLOCK 4, BEL LIDO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. EASEMENT INTEREST:

FOR THE PURPOSE OF ACCESS TO THE ATLANTIC OCEAN OVER THE NORTH 8.4 FEET OF A PARCEL OF LAND IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 140, ON THE EAST BY THE WATERS OF THE ATLANTIC OCEAN, ON THE SOUTH BY A LINE PARALLEL TO AND 1,000 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 4, AND ON THE NORTH BY A LINE PARALLEL TO AND 4,450 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 4, SAID PARCEL BEING APPROXIMATELY 116.8 FEET IN WIDTH, FROM NORTH TO SOUTH, AND EXTENDING EASTERLY FROM THE RIGHT OF WAY STATE ROAD NO. 140 TO THE WATERS OF THE ATLANTIC OCEAN. AND A PERPETUAL RIGHT OF USE FOR PURPOSES INCIDENTAL TO OCEAN BATHING ONLY, THAT PART OF THE 100 FEET OF OCEAN BEACH WHICH LIES BETWEEN THE HIGH AND LOW WATER MARK OF THE ATLANTIC OCEAN, ALONG THE EAST BOUNDARY OF THE FOLLOWING DESCRIBED REAL PROPERTY. THAT CERTAIN TRACT OF LAND LYING AND BEING IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS, TO-WIT: ON THE NORTH BY A LINE PARALLEL TO AND 4350 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION; ON THE SOUTH BY A LINE PARALLEL TO AND 4450 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION; ON THE EAST BY THE ATLANTIC OCEAN; AND ON THE WEST BY THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A, FORMERLY NO. 140, AS NOW LAID OUT AND IN USE.

SECTION 4, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, NORTH BY A LINE PARALLEL TO AND 4350 FEET SOUTH OF, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION; ON THE EAST BY THE ATLANTIC OCEAN; AND ON THE WEST BY THE EAST RIGHT OF S NOW LAID OUT AND IN USE.

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)	SYMBOLS: (UNLESS OTHERWISE NOTED)	SYMBOLS: (UNLESS OTHERWISE NOTED)	SYMBOLS: (UNLESS OTHERWISE NOTED)
BOUNDARY LINE	ANCHOR MARK	ANCHOR MARK	ANCHOR MARK
STRUCTURE	CENTRELINE	CENTRELINE	CENTRELINE
CONTOURLINE	CENTRAL ANGLE OF DELTA	CENTRAL ANGLE OF DELTA	CENTRAL ANGLE OF DELTA
CHAIN LINE OF WIRE FENCE	COMMON OWNERSHIP	COMMON OWNERSHIP	COMMON OWNERSHIP
EASEMENT	CONTROL POINT	CONTROL POINT	CONTROL POINT
EDGE OF WATER	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT
IRON FENCE	CATCH BASIN	CATCH BASIN	CATCH BASIN
OVERHEAD LINES	ELEVATION	ELEVATION	ELEVATION
SURVEY TIE LINE	FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
WALL OR PARTY WALL	PIED OR SET MONUMENT	PIED OR SET MONUMENT	PIED OR SET MONUMENT
WOOD FENCE	GUTTER OR ANCHOR	GUTTER OR ANCHOR	GUTTER OR ANCHOR
VINYL FENCE	MANHOLE	MANHOLE	MANHOLE
	TRAIL	TRAIL	TRAIL
	UTILITY OR LIGHT POLE	UTILITY OR LIGHT POLE	UTILITY OR LIGHT POLE
	WELL	WELL	WELL

General Surveyor Notes

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB48200.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

POINTS OF INTEREST
NONE VISIBLE

JOB SPECIFIC SURVEYOR NOTES:

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 6'). THIS PROPERTY WAS FOUND IN TOWN OF HIGHLAND BEACH, COMMUNITY NUMBER 125111, DATED 10/05/2017.

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com you must use a hash calculator. A free hash calculator is available for download at:

www.softpedia.com/get/System/File-Management/Hash-Calculator-Kgill.html

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

- Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kgill.html
- Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.
- Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.
- Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.
- If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.



**G.T.T. Surveyors
& Mappers, Inc.**

Geomatics Top Team, Inc.
6224 Mohawk Terrace
Margate, FL 33063

(754)303-7703
felipe@geotopteam.com

Date

Telephone Number

Date Work Started: _____ Date Work Completed: _____

Identify any deviations from the approved permit drawings and/or special conditions (attach additional pages if necessary):

Prepared by:

Permittee: _____

Address: _____

Phone: _____

NOTICE OF DEPARTMENT OF THE ARMY PERMIT

TAKE NOTICE the United States Army Corps of Engineers (Corps) has issued a permit or verification SAJ-2011-02027 to Leonard Zelin (Permittee) on January 4, 2023, authorizing work in navigable waters of the United States in accordance with Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) on a parcel of land known as Folio/Parcel ID: 4843-19-01-00 located at 4216 Intracoastal Drive, in Section 19, Township 48 South, Range 43 East, Highland Beach, Palm Beach County, Florida.

Within 30 days of any transfer of interest or control of said property, the Permittee must notify the Corps in writing of the property transfer by submitting the completed permit transfer page included with the issued permit or verification. Notification of the transfer does not by itself constitute a permit transfer. Therefore, purchasers of that portion of the premises containing the area authorized to be filled (or any portion thereof) are notified that it is unlawful for any person to construct, alter, operate, maintain, remove or abandon any works, including dredging or filling, or any other work within, over, or under waters of the United States (including wetlands) without first having obtained a permit from the Corps in the purchaser's name.

Conditions of the Permit/Verification: The permit or verification is subject to General Conditions and Special Conditions which may affect the use of the work authorized in the Intracoastal Waterway. Accordingly, interested parties should closely examine the entire permit or verification, all associated applications, and any subsequent modifications.

To obtain a copy of the authorization in its entirety submit a written request to:
U.S. Army Corps of Engineers
Regulatory Division - Special Projects & Enforcement Branch
Post Office Box 4970
Jacksonville, Florida 32232-0019

Questions regarding compliance with these conditions should be directed to:
U.S. Army Corps of Engineers
Enforcement Section
Post Office Box 4970
Jacksonville, Florida 32232-0019

Conflict Between Notice and Permit

Appendix A

APPLICATION FOR CONSENT TO CROSS U.S. GOVERNMENT EASEMENT

APPLICATION IS MADE for a Department of the Army Consent to Easement to construct, maintain, control, operate and repair a (state type of structure) _____

_____ over, under, across, in, or upon the Easement vested in the United States of America as shown on the attached [include boundary survey map with legal description/construction plans and specifications of project], and situated in Section____, Township____ South, Range____ East, County of_____, Florida.

Names and Mailing Addresses of Record Owners: _____

Physical Address (location of project work): _____

Applicant understands that permanent structures affixed to the land or otherwise constructed or situated in a manner lasting or meant to last indefinitely and not expected to change in status, condition, or place are not permitted within the U.S. Easement. Unauthorized structures include, but are not limited to, residential and commercial buildings, swimming pools, patios, outbuildings, fences, gazebos, satellite dishes, oil and gas wells, boat ramps and seawall enclosures of docking areas or other structures as defined in CFR Title 36, Section 327.20. Noncompliance may subject the Applicant to possible removal and enforcement action.

The undersigned agrees that construction of the facility or structure involved in this application shall not begin until the Consent to Cross U.S. Government Easement, herein applied for, shall have been granted and appropriate rights shall have been acquired from the record owners and encumbrances of the underlying fee in the land involved.

Property Owner(s) Name (Print)

Property Owner(s) Name (Print)

(Signature)

(Signature)

DATE: _____

RETURN TO: US Army Corps of Engineers, Jacksonville District
ATTN: Real Estate Division
P.O. Box 4970
Jacksonville, FL 32232-0019

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC

