



## HIGHLAND BEACH BUILDING DEPARTMENT

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### **ADDENDUM TO 12-9-21 PLANNING BOARD STAFF REPORT**

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**MEETING OF:        JANUARY 13, 2022**

**TO:                    PLANNING BOARD**

**FROM:                INGRID ALLEN, TOWN PLANNER**

**SUBJECT:            APPLICATION BY B&M MARINE CONSTRUCTION, INC. FOR A  
SPECIAL EXCEPTION APPROVAL TO INSTALL A 721 SQUARE  
FOOT DOCK AND A 126 LINEAR FOOT SEAWALL AND CAP FOR  
THE PROPERTY LOCATED AT 2901 SOUTH OCEAN  
BOULEVARD (APPLICATION NO. 21-0011)**

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At the December 9, 2021 Planning Board (“Board”) meeting, the Board made a motion to continue Development Order Application No. 21-0011 to the January 13, 2022 Board meeting (motion carried 5-1) so that the Board can hear from the Applicant (Highlands Place Condominium Association, Inc.). Discussion among the Board included why the Applicant is not extending the proposed seawall to the edge of the north property line. The Applicant’s authorized agent, David Nutter, indicated that the current seawall is “ready to fail” and that the Applicant’s request was to stay within the same footprint of the current seawall. Following the December 9, 2021 Board meeting, staff received correspondence from the Property Manager (Ms. Heather Rubin) of Highland Place Condominium (Attachment No. 1). Ms. Rubin indicates that she will attend the January 13, 2022 Board meeting.

Note that Section 6-130 of the Town Code provides the following maintenance provision pertaining to seawalls:

*Sec. 6-130. Maintenance.*

*All seawalls, bulkheads and retaining walls now existing or hereafter erected, constructed or built shall be maintained and kept in good repair by the owner thereof.*

**Attachments: Attachment No. 1 – Correspondence from Highlands Place Condominium  
Property Manager.  
12-9-21 Planning Board draft minutes.**