

INTRACOASTAL WATERWAY  
 M.H.W. = 0.37' NAVD 88  
 M.L.W. = -1.93' NAVD 88

LOT 20  
 BLOCK 14  
 OCCUPIED RESIDENCE  
 #4302

**Boundary Survey**  
 for  
**NAIA GONZALEZ**  
**BREEZY PERMITS**

**RECEIVED**  
 MAY 21 2026

HIGHLAND BEACH  
 BUILDING DEPARTMENT

**LEGAL DESCRIPTION**

LOT 19, BLOCK 14, PLAT OF BEL LIDO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR PEDESTRIAN TRAVEL FOR THE PURPOSE OF ACCESS TO THE ATLANTIC OCEAN AS CONTAINED IN EASEMENT RECORDED MAY 28, 1958 IN OFFICIAL RECORDS BOOK 198, PAGE 142 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEYOR'S NOTES**

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK, NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

**CERTIFICATION**

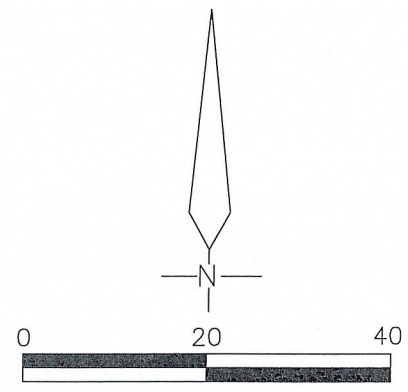
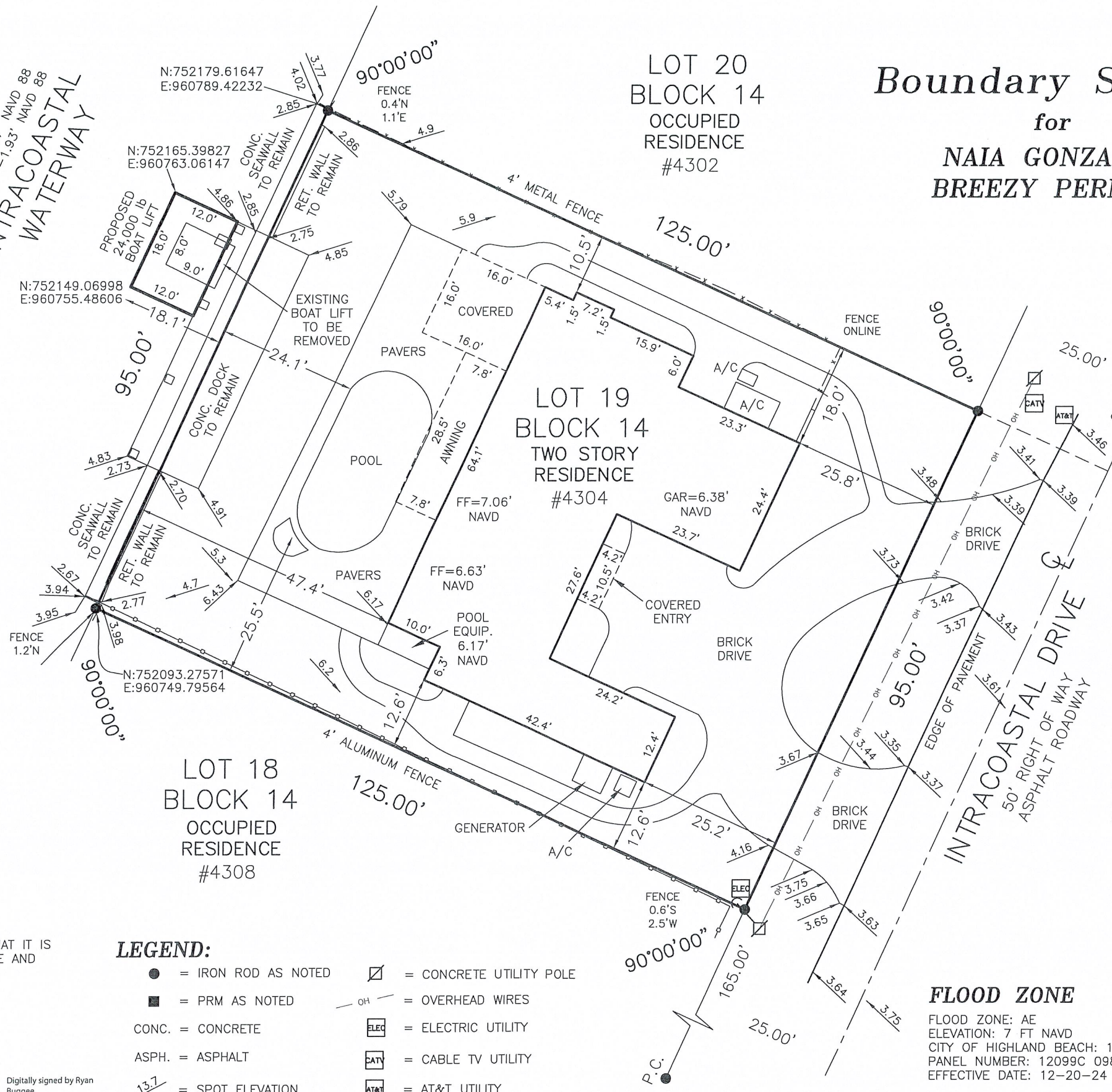
I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: *Ryan Buggee*  
 RYAN P. BUGGEE, FLORIDA LAND SURVEYOR #7454  
 233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
 DATE OF FIELD SURVEY: 11/04/25  
 DWG # 1003925

Digitally signed by Ryan Buggee  
 Date: 2026.05.07 16:00:05 -04'00'

**LEGEND:**

- = IRON ROD AS NOTED
- = PRM AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- 13.7 = SPOT ELEVATION
- ☒ = CONCRETE UTILITY POLE
- OH = OVERHEAD WIRES
- ELEC = ELECTRIC UTILITY
- CATV = CABLE TV UTILITY
- AT&T = AT&T UTILITY



**PROPERTY ADDRESS**

4304 INTRACOASTAL DRIVE  
 HIGHLAND BEACH, FL 33487

- REVISIONS:
- 1.) SITEPLAN BOAT LIFT 12-09-25
  - 2.) X-Y COORDINATES 12-17-25
  - 3.) REVISE BOATLIFT 04-23-26

**FLOOD ZONE**

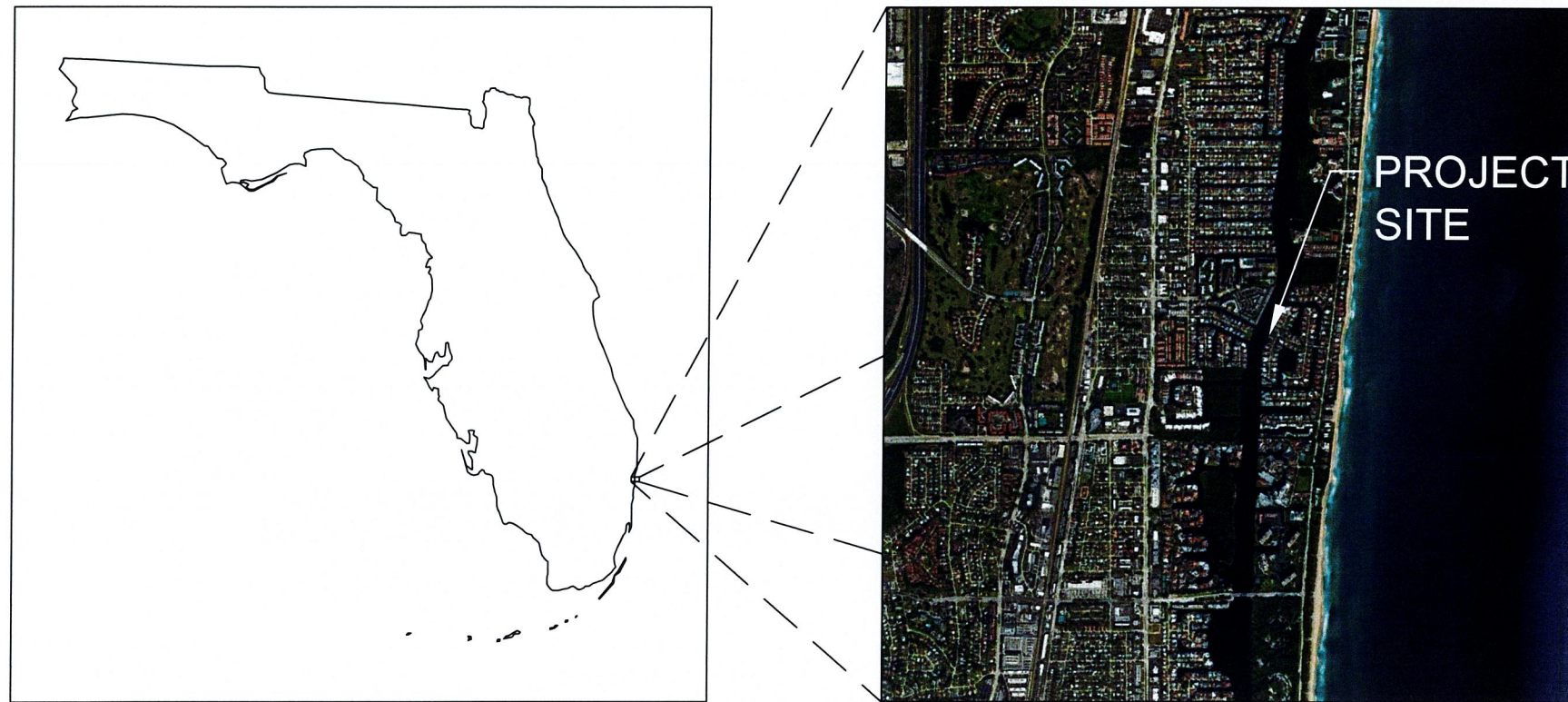
FLOOD ZONE: AE  
 ELEVATION: 7 FT NAVD  
 CITY OF HIGHLAND BEACH: 125111  
 PANEL NUMBER: 12099C 0989G  
 EFFECTIVE DATE: 12-20-24

PREPARED BY:

**Bob Buggee, Inc.**  
 the "SURVEYOR"  
 P.O. BOX 3887  
 BOYNTON BEACH, FLORIDA, 33426  
 SURVEY & MAPPING BUSINESS #7890  
 561-732-7877

# 4304 INTRACOASTAL DRIVE

HIGHLAND BEACH, FL 33487



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1 OF 5	COVER
2 OF 5	EXISTING CONDITIONS
3 OF 5	PROPOSED CONDITIONS
4 OF 5	CROSS SECTION A-A
5 OF 5	DETAILS

RECEIVED

MAY 21 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
COVER  
SHEET 1 OF 5

RECEIVED

MAY 21 2026

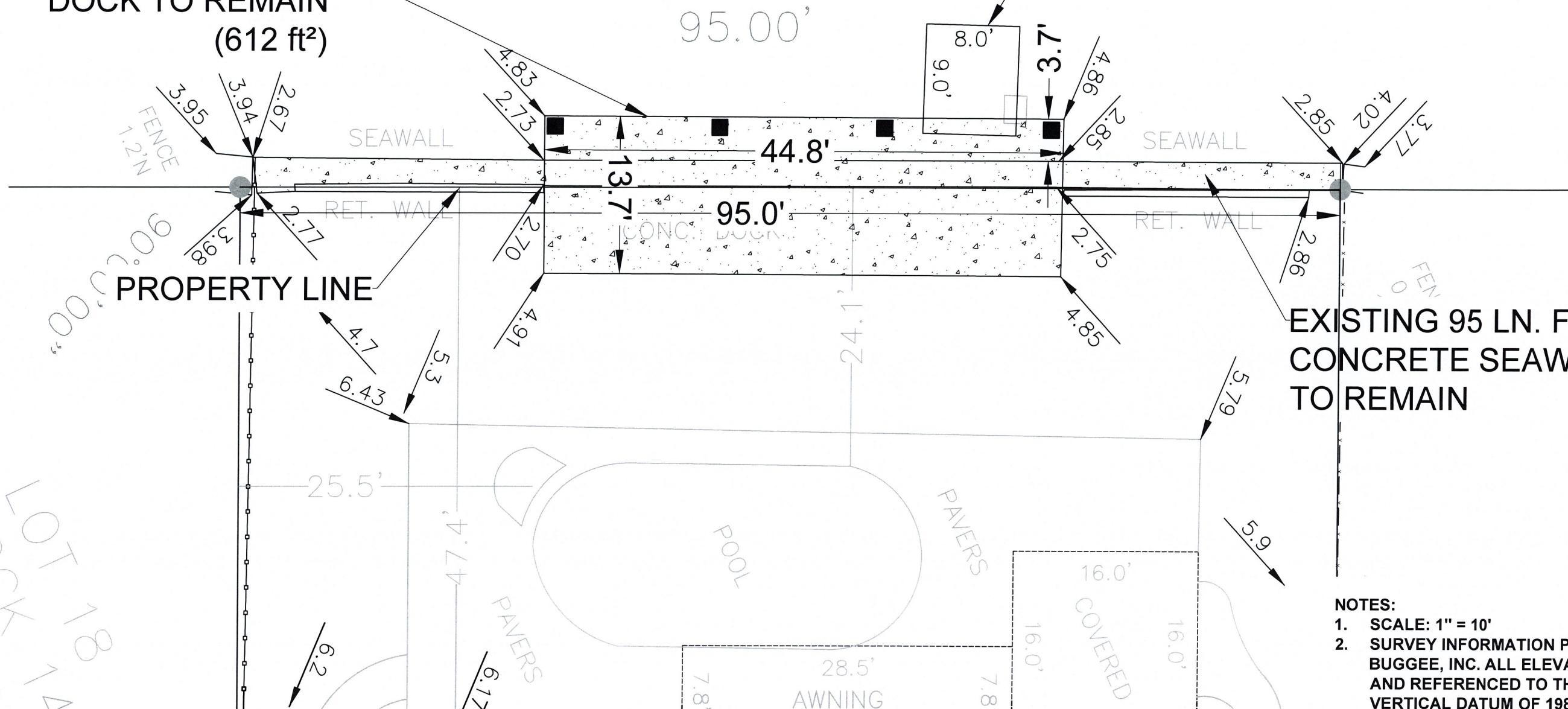
HIGHLAND BEACH  
BUILDING DEPARTMENT



INTRACOASTAL  
WATERWAY

EXISTING 8' x 9' BOATLIFT TO  
BE REMOVED & REPLACED

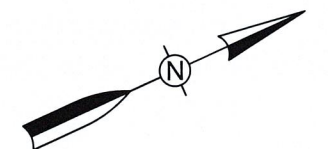
EXISTING CONCRETE  
DOCK TO REMAIN  
(612 ft<sup>2</sup>)



EXISTING 95 LN. FT.  
CONCRETE SEAWALL  
TO REMAIN

NOTES:

1. SCALE: 1" = 10'
2. SURVEY INFORMATION PROVIDED BY BOB BUGGEE, INC. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
EXISTING CONDITIONS  
SHEET 2 OF 5

RESERVED  
LOT 18  
BLOCK 14

RECEIVED

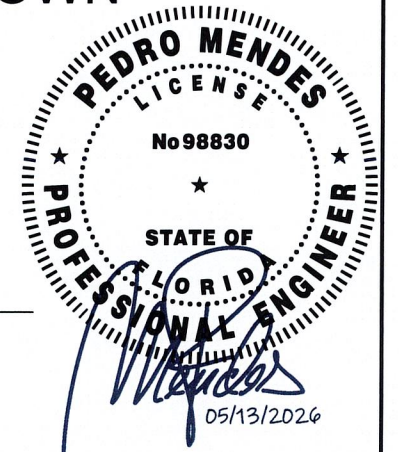
MAY 21 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT

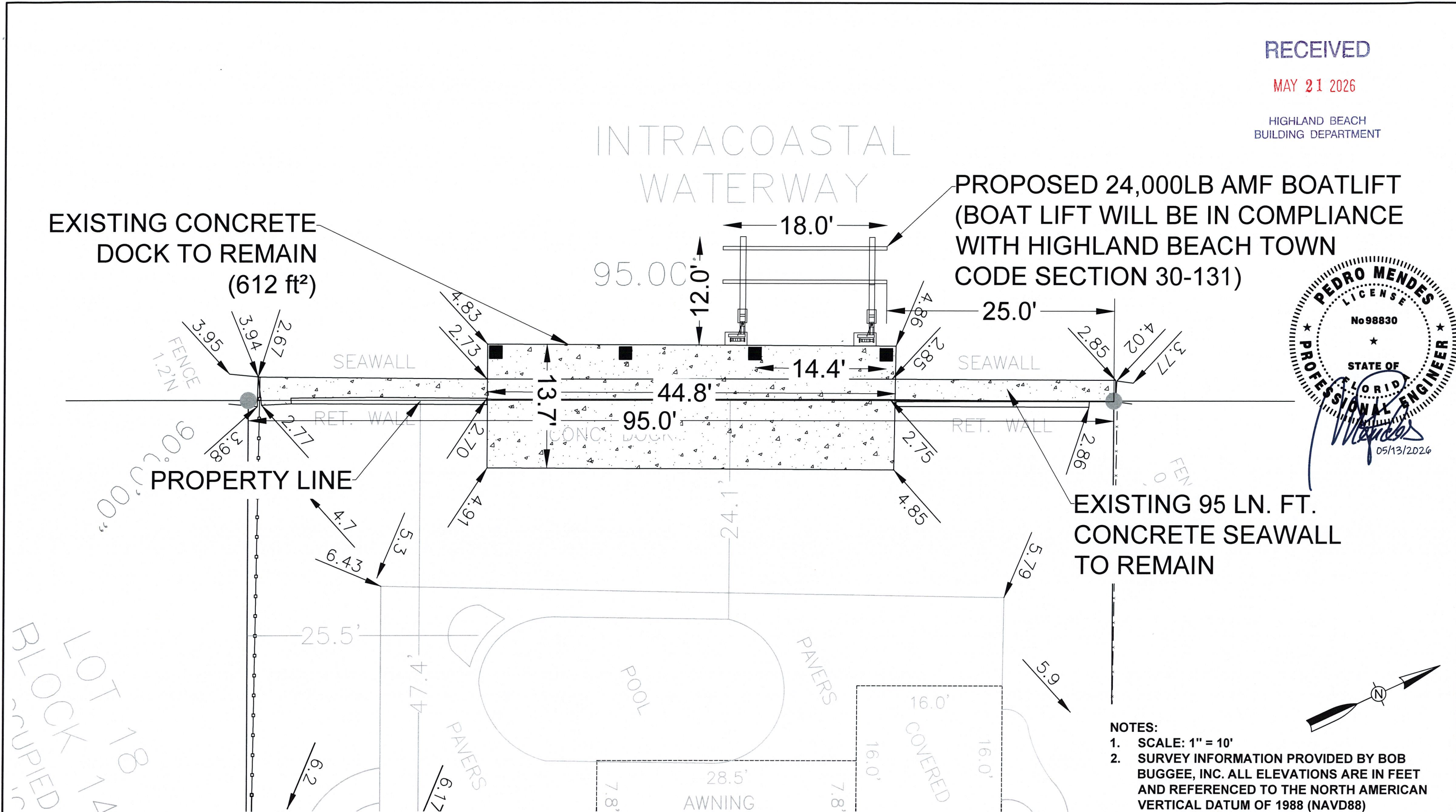
# INTRACOASTAL WATERWAY

EXISTING CONCRETE  
DOCK TO REMAIN  
(612 ft<sup>2</sup>)

PROPOSED 24,000LB AMF BOATLIFT  
(BOAT LIFT WILL BE IN COMPLIANCE  
WITH HIGHLAND BEACH TOWN  
CODE SECTION 30-131)



EXISTING 95 LN. FT.  
CONCRETE SEAWALL  
TO REMAIN



**NOTES:**

1. SCALE: 1" = 10'
2. SURVEY INFORMATION PROVIDED BY BOB BUGGEE, INC. ALL ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BLOCK LOT 18  
OCCUPIED



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
PROPOSED CONDITIONS  
SHEET 3 OF 5

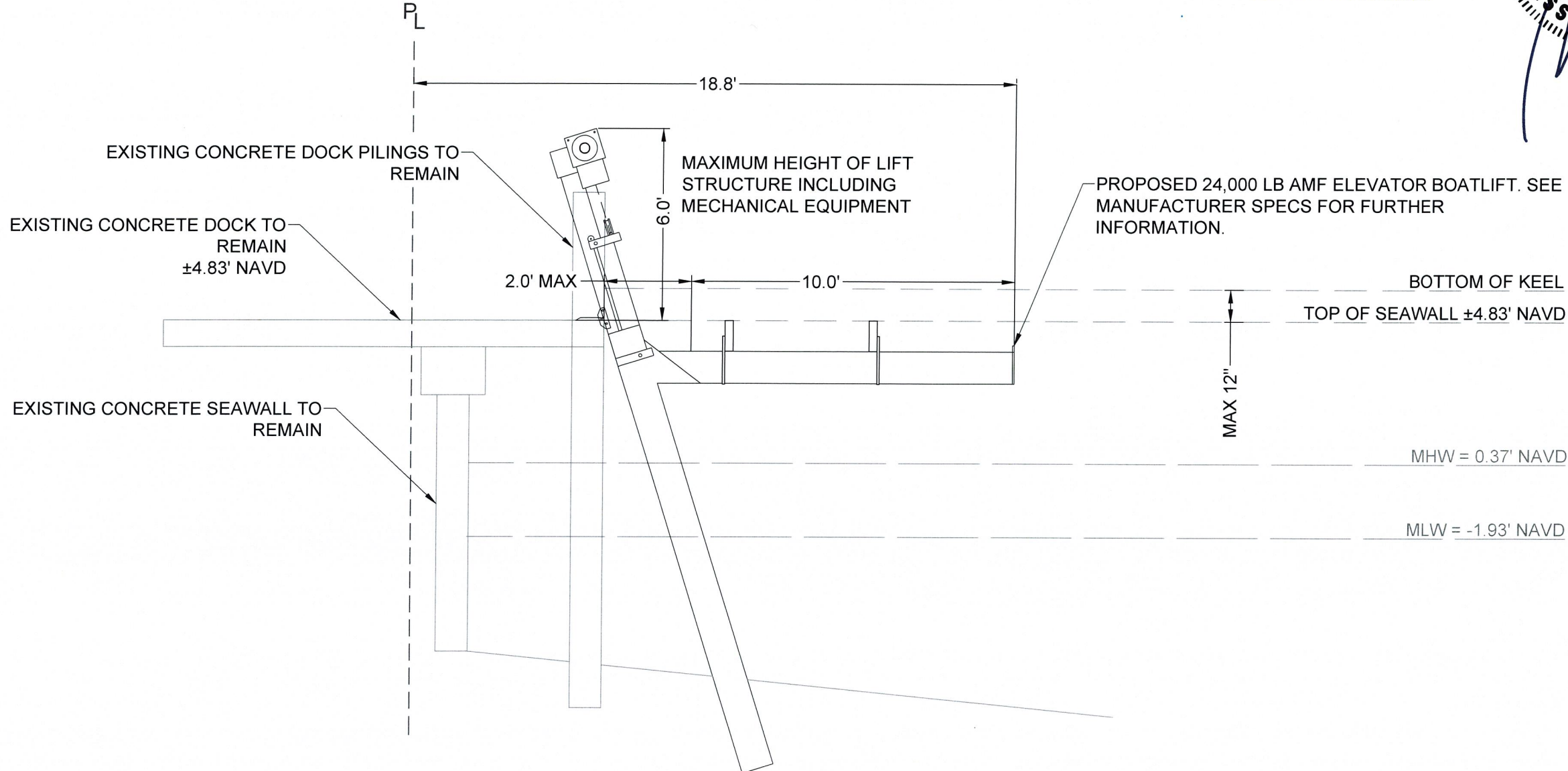
# CROSS SECTION A-A

(NOT TO SCALE)

RECEIVED

MAY 21 2026

HIGHLAND BEACH  
BUILDING DEPARTMENT



PROJECT:  
4304 INTRACOASTAL DR

CLIENT:  
BREEZY PERMITS

DATE/REVISIONS:  
STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:  
CROSS SECTION A-A  
SHEET 4 OF 5

**GENERAL NOTES**

- CONSTRUCTION TO FOLLOW FLORIDA BUILDING CODE 2023, 8TH EDITION AND AMENDMENTS AS APPLICABLE AND ALL LOCAL, STATE, AND FEDERAL LAWS.
- CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK. ANY CONFLICTS OR OMISSIONS BETWEEN EXISTING CONDITIONS OR THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORK. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL LINES, ELEVATIONS, AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ENGINEER BEFORE PROCEEDING WITH WORK.
- IT IS THE INTENT OF THESE PLANS AND THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH LOCAL, STATE, AND FEDERAL ENVIRONMENTAL PERMITS ISSUED FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE AND GOVERN HIMSELF BY ALL PROVISIONS OF THESE PERMITS.
- APPLICABLE BUILDING CODES: FLORIDA BUILDING CODE, 8TH EDITION (2023) WITH HIGH VELOCITY WIND ZONE PROVISIONS.; FLORIDA FIRE PREVENTION CODE FPC 7TH EDITION.; AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY" ACI 318-19.; AMERICAN CONCRETE INSTITUTE "DESIGN, MANUFACTURE, AND INSTALLATION OF CONCRETE PILES" (ACI543 R-00).; AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES," 2016 ("ASCE 7-16").; AMERICAN FOREST & PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" 2015 (NDS).
- DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- CONTRACTOR OR CUSTOMER TO PAY FOR ALL PERMIT FEES, INSPECTIONS, AND TESTING REQUIRED.
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, AND PROCEDURES OF WORK.
- CONTRACTOR TO OBTAIN ALL PERMITS AS NECESSARY FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES.
- CONTRACTOR TO PROPERTY FENCE AND SECURE AREA WITH BARRICADES.
- ANY DEVIATION AND/OR SUBSTITUTION FROM THE INFORMATION PROVIDED HEREIN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL UNANTICIPATED OR UNFORESEEN DEMOLITION AND/OR NEW CONSTRUCTION CONDITIONS WHICH REQUIRE DEVIATION FROM THE PLANS AND NOTES HEREIN SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- ALL NEW MATERIALS AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL EXCEPT AS SPECIFICALLY NOTED HEREIN.
- LICENSED CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND FURNISHINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- THE LICENSED CONTRACTOR TO INSTALL AND REMOVE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF WORK.
- ALL NEW WORK AND/OR MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF EACH ADMINISTRATIVE BODY HAVING JURISDICTION IN EACH PERTAINING CIRCUMSTANCE.
- LICENSED CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- ALL ELEVATIONS SHOWN REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- TURBIDITY BARRIERS ARE TO SURROUND ALL IN WATER CONSTRUCTION AREAS DURING ALL CONSTRUCTION ACTIVITIES.
- LSV CONSULTING, INC. AND JJ MARINE AND ENVIRONMENTAL, INC. HAVE NO CONTROL OF THE MANUFACTURING, PERFORMANCE, OR INSTALLATION OF THIS PRODUCT. THESE GENERIC PLANS WERE ENGINEERED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES AND DATA PROVIDED BY THE MANUFACTURER. USE OF THIS SPECIFICATION BY CONTRACTOR AND PERMIT HOLDER ET AL. INDEMNIFIES AND SAVES HARMLESS THE ENGINEER AND JJ MARINE AND ENVIRONMENTAL, INC. FOR ALL COSTS AND DAMAGES FROM MATERIAL FABRICATION, SYSTEM ERECTION, AND CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY CODES AND FROM DEVIATIONS FROM THIS DESIGN.

**WOOD PILING NOTES**

- ALL WOOD PILES TO BE 12" DIAMETER SOUTH AMERICAN GREENHEART PILES; OR 12" DIAMETER SOUTHERN PINE AND COMPLY WITH A.S.T.M. D2S-79 AND BE PRESSURE TREATED W/ C.C.A, FEDERAL SPECIFICATIONS TT-W-550D (1) OR TT-W-00550E (L) AND AWFA-MP-4.
- ALL WOOD PILES SHALL BE DRIVEN TO A MINIMUM BEARING CAPACITY OF 15 TONS WITH MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL BELOW SILT LAYER OR 6'-0" MIN. INTO ROCK, OR REFUSAL (30 HAMMER BLOWS (4,500# MIN. HAMMER WEIGHT / 7'-6" MIN. HAMMER DROP) FOR THE LAST 9" OF PENETRATION.)
- PILES SHALL BE CUT OFF AT ELEVATIONS AS SHOWN ON PLANS AND SECTIONS.

**PILE DRIVING NOTES**

- PILE DRIVING OPERATIONS SHALL BE OBSERVED BY A SPECIAL INSPECTOR, INCLUDING TEST PILES IF REQUIRED.
- PILES SHALL BE DRIVEN USING AN APPROVED CUSHION BLOCK CONSISTING OF MATERIAL SO ARRANGED SO AS TO PROVIDE THE TRANSMISSION OF HAMMER ENERGY.
- PILES SHALL BE DRIVEN TO REQUIRED CAPACITY, MINIMUM PENETRATION OF 12' INTO FIRM MATERIAL BELOW SILT LAYER OR 6'-0" MIN. INTO ROCK, OR REFUSAL.
- PILES SHALL BE DRIVEN WITH A VARIATION OF NO MORE THAN 1/4" PER FOOT FROM THE VERTICAL OR FROM THE BATTER LINE INDICATED WITH A MAX VARIATION OF THE HEAD OF THE PILE FROM THE POSITION SHOWN ON THE PLANS OF NO MORE THAN 3".
- MINIMUM PENETRATION OF ALL PILES TO BE AS FOLLOWS:  
INTO BEDROCK: -6' MIN. INTO YIELDING MATERIAL: -10' MIN.
- MINIMUM SAFE BEARING:  
25 TONS PRECAST CONCRETE PILE 15 TONS TIMBER PILE

**LOADS**

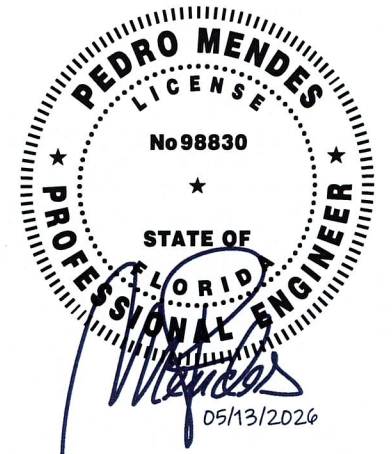
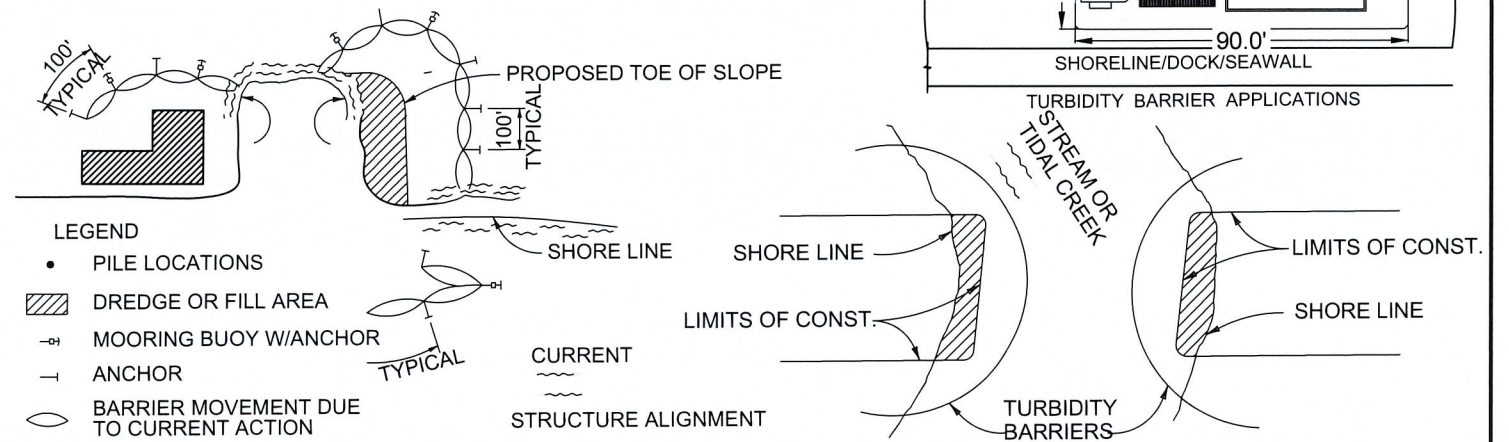
- WIND LOADS AS CALCULATED BY ASCE 7-16, CATEGORY II STRUCTURE, FOR A WIND LOADING OF 175 MPH, EXPOSURE 'C'.
- LIVE LOAD = 40 PSF
- DEAD LOAD = 10 PSF

**HARDWARE, BOLTS AND FASTENERS**

- ALL HARDWARE TO BE USED ON THIS PROJECT SHALL BE 305 GRADE OR HIGHER, TO INCLUDE DECK SCREWS, LAG SCREWS, AND TIMBER BOLTS.
- FASTENERS EMBEDDED INTO CONCRETE STRUCTURES SHALL BE ANCHORED WITH TWO PARTY EPOXY ADHESIVE. ANCHOR HOLES SHALL BE DRILLED TO 1/8" GREATER THAN THE SPECIFIED FASTENER SIZE. HOLES SHALL BE DRILLED TO MINIMUM DEPTH SHOWN ON PLANS & SHALL BE THOROUGHLY CLEANED OUT AND DRY PRIOR TO INJECTION OF EPOXY.

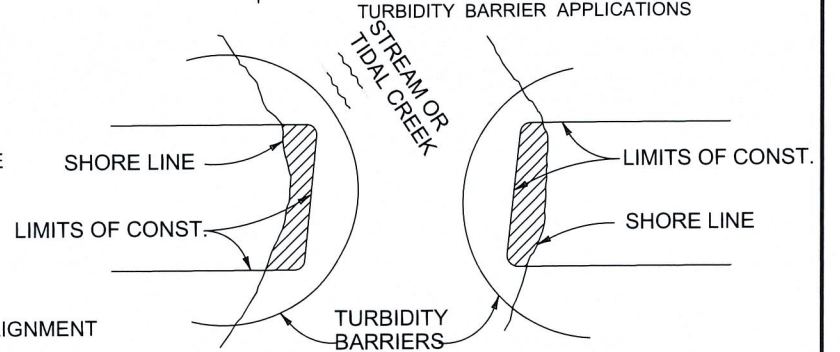
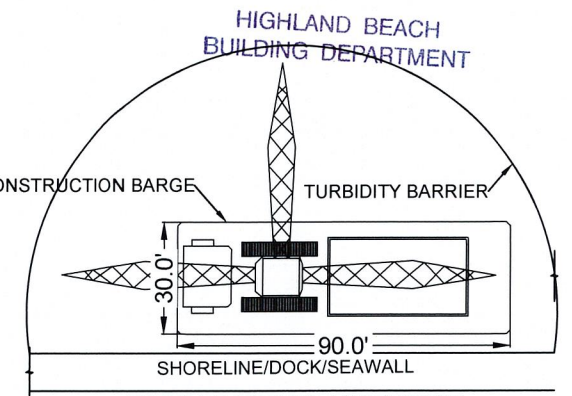
**TURBIDITY BARRIERS**

- FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS CONNECTED TO THE WORK AREA DURING ACTIVE CONSTRUCTION. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
- TURBIDITY BARRIERS TO BE MARKED WITH SITE CONTRACTOR'S COMPANY NAME AND PHONE NUMBER USING PERMANENT MARKINGS NO SMALLER THAN 3 INCHES IN HEIGHT ON THE TOP OF THE BARRIER.
- TURBIDITY BARRIERS SHALL REMAIN IN PLACE DURING ALL PHASES OF IN-WATER WORK.
- CONTRACTOR SHALL EMPLOY AND MAINTAIN ADEQUATE SEDIMENT AND EROSION CONTROL MEASURES DURING ALL PHASES OF WORK. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS OF TURBIDITY ABOVE EXISTING BACKGROUND LEVELS.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF BMPs TO MAKE SURE THEY ARE FUNCTIONING AS DESIGNED AT ALL TIMES.



RECEIVED

MAY 21 2026



NOTE: TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS, HOWEVER PAYMENT WILL BE UNDER THE PAY ITEM(S) ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.



PROJECT:

4304 INTRACOASTAL DR

CLIENT:

BREEZY PERMITS

DATE/REVISIONS:

STRUCTURAL PLAN SET 5/12/2026

SHEET TITLE/NUMBER:

TURBIDITY DETAILS

SHEET 5 OF 5