



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: JUNE 11, 2026

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

SUBJECT: APPLICATION BY ILEEN GONZALEZ, BREEZY PERMITS LLC, REQUESTING A SPECIAL EXCEPTION TO INSTALL A 24,000 POUND CAPACITY BOAT LIFT FOR THE PROPERTY LOCATED AT 4304 INTRACOASTAL DRIVE. (APPLICATION NO. PZ-26-6-SPEX)

I. GENERAL INFORMATION:

Applicant (Property Owner): JAC Realty LLC
1110 Farming Ave.
W. Hartford, CT 06107-2163

Applicant's Agent: Ileen Gonzalez
Breezy Permits, LLC
128 E. Central Boulevard
Lantana, Fl. 33462

Property Characteristics:

Comprehensive Plan Land Use: Single Family
Zoning District: Residential Single Family (RS)
Parcel Control Number: 24-43-47-04-02-004-0190
Subject site location: 4304 Intracoastal Drive

History:

On May 12, 2022, the Planning Board approved a special exception to install a 4,000 pound capacity elevator boat lift at the subject property (Application No. 20-0015).

Request and Analysis:

The Applicant is requesting a special exception to install a 24,000 pound capacity elevator boat lift at the property located at 4304 Intracoastal Drive. According to the Applicant, a 10,000 pound capacity lift currently exists on the property and will be removed to accommodate the proposed lift. *As noted above, a 4,000 pound capacity boat lift, not 10,000 pound capacity, was approved in 2022. It is worth noting that the 2022 special exception approval was under different property ownership.*

The Applicant obtained approval from the Florida Department of Environmental Protection (File No. 50-0387263-002, 003-EE). As noted in the latter approval, a separate authorization from the US Army Corps of Engineers is not required.

According to the Applicant's boat lift detail (sheet 4), the top of the lift measures six (6) feet from the existing dock. The Applicant has not superimposed or dimensioned the superstructure of the boat on the detail sheet (this is not a requirement of the Town Code). That said and at the request of Town staff, the Applicant has included a note on sheet 3 that references compliance with the boat lift definition found in Section 30-131 of the Town Code (see below).

Boat lifts means the bottom of the keel of any boat shall not be hoisted greater than one foot above the existing seawall elevation. In no case shall the lift be higher than the superstructure of the boat when lifted except for personal watercraft including jet skis.

Section 30-67(b) of the Town Code states that boat lifts require special exception approval by the Planning Board. Section 30-36(a) of the Town code states that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to accessory marine facilities including boat lifts.

If the Planning Board approves the request, the Applicant will be required to obtain a building permit from the Town of Highland Beach Building Department following such approval and prior to initiation of construction. 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 reviewed the Applicant's proposed request to include plan set, date stamped received by the Building Department on May 21, 2026, and finds that it is consistent with the special exception provisions of Section 30-36 of the Town Code, were applicable, and consistent with the Town Comprehensive Plan and Code of Ordinances.

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

**Attachments: Application
Aerials
FDEP approval
Applicant Plans (11X17)**