



## 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:**       **October 13, 2022**

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

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

**SUBJECT:**           **APPLICATION BY DAVID C. JOSEPH, JR. FOR A SPECIAL  
EXCEPTION APPROVAL TO INSTALL A 10,000 POUND  
CAPACITY BOAT LIFT FOR A PROPERTY LOCATED AT 1100  
HIGHLAND BEACH DRIVE APT. A. (DO #22-0006)**

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### I. GENERAL INFORMATION:

**Applicant (Property Owner):**       David C. Joseph, Jr.  
1100 Highland Beach Drive, Apt. A  
Highland Beach, Fl. 33487

**Applicant's Agent:**               None

**Property Characteristics:**

**Comprehensive Plan Land Use:**   Multi Family Low Density

**Zoning District:**                 RML, Residential Multiple Family Low Density

**Parcel PCN#:**                     24-43-47-04-02-002-0152

### **Request and Analysis:**

The Applicant is proposing to install a 10,000 pound capacity elevator boat lift at the property located at 1100 Highland Beach Drive, Apt. A.

The Applicant has obtained both Florida Department of Environmental Protection (FDEP) and US Army Corps of Engineers (ACOE) authorization for the proposed boat lift. The corresponding file numbers for each agency are provided in the table below.

<b>FDEP (FILE NO.)</b>	<b>ACOE (FILE NO.)</b>
50-0192132-009-EE	SAJ-2022-02368(GP-KMM)

The proposed request is in compliance with the following definition of “boat lift” as provided in Section 30-131:

*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. Note that according to Section 30-68(g)(6)d.2. of the Town Code, accessory marine facilities (which includes boat lifts) located in the multifamily zoning districts are exempt from side yard setback requirements.

Staff has reviewed the Applicant’s proposed request 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.

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.

## II. Recommendation

Staff recommends approval of the installation a proposed 10,000 pound capacity boat lift at the property located at 1100 Highland Beach Drive, Apt. A based on the plans date stamped received by the Building Department on September 29, 2022:

### The Applicant’s proposed request:

☒ **Meets Town of Highland Beach Zoning and other governmental agencies requirements.**

☐ **Meets Town of Highland Beach Zoning requirements; however, approvals are pending before the Town of Highland Beach will issue permits, with other governmental agencies as listed:**

☐ Does not meet Town of Highland Beach Zoning requirements.

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 approval  
                      ACOE approval  
                      Applicant Plans