



HIGHLAND BEACH BUILDING DEPARTMENT

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

PLANNING BOARD STAFF REPORT

MEETING OF: OCTOBER 12, 2023

TO: PLANNING BOARD

FROM: INGRID ALLEN, TOWN PLANNER

**SUBJECT: APPLICATION BY DAVID NUTTER, B & M MARINE
CONSTRUCTION, INC., FOR A SPECIAL EXCEPTION REQUEST
TO INSTALL A 73 LINEAR FOOT SEAWALL AND SEAWALL CAP,
AND SEVEN (7) BUMPER PILES FOR THE PROPERTY LOCATED
AT 1017 GRAND COURT. (DO# 23-0008)**

I. GENERAL INFORMATION:

Applicant (Property Owner): Nissan and Jamie Hamuy
1017 Grand Court
Highland Beach, FL 33487

Applicant's Agent: David Nutter
B & M Marine Construction, Inc.
1211 South Military Trail #200
Deerfield Beach, FL 33442

Property Characteristics:

Site Location: 1017 Grant Court

Comprehensive Plan Land Use: Multi Family Low Density

Zoning District: Residential Multiple Family Low Density (RML)

Parcel PCN#: 24-43-47-09-00-002-0120

Request and Analysis:

The Applicant is proposing to install a 73 linear foot seawall and seawall cap four (4) feet waterward of the existing seawall as well as seven (7) bumper pilings for the property located at 1017 Grand Court. An existing 72 foot long dock will be removed.

The Applicant has obtained Florida Department of Environmental Protection (FDEP) and US Army Corps of Engineers (ACOE) authorizations for the above-referenced proposed items as follows:

FDEP (FILE NO.)	ACOE (FILE NO.)
50-0378919-001-EI 50-0378919-002-EM	SAJ-2019-02957(LP-LCK)

Note that while there are some discrepancies between the plan sheets submitted to both FDEP and ACOE and those submitted to the Town, the Applicant has provided email correspondence from both agencies indicating the following:

FDEP - Discrepancies identified will not invalidate the permit.

ACOE - Such discrepancies are minor and can be acknowledged in the as-built certification.

According to Section 6-128(b) of the Town Code, all seawalls west of State Road A1A shall be at base flood elevation (BFE) or higher as provided by the FEMA FIRM maps. The current BFE for the property is six (6) feet NAVD, the Applicant is proposing the top of the new seawall cap at 6.38 feet NAVD.

Section 30-36(a) of the Town Code states that the Planning Board shall review and be the final authority on applications involving seawalls. In addition, Section 30-36(a) of the Town Code indicates that the Planning Board may approve, approve with conditions, or deny a request for special exception relating to seawalls, bulkheads, retaining walls and accessory marine facilities.

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.

Staff has reviewed the Applicant's proposed request including plans date stamped received by the Building Department on September 21, 2023 and finds that the project is consistent with the Town 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
Applicant Photos

HOA approval
FDEP approval
ACOE approval
Applicant proposed plans (11x17)