



## HIGHLAND BEACH BUILDING DEPARTMENT

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

## PLANNING BOARD STAFF REPORT

**MEETING OF:**       **October 9, 2025**

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

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

**SUBJECT:**           **APPLICATION BY SEAGATE OF HIGHLAND CONDOMINIUMS, INC., ANTHONY SANTELLA, REQUESTING A SPECIAL EXCEPTION TO INSTALL FOUR (4) WOOD PILES UNDER EXISTING FINGER PIERS FOR THE PROPERTY LOCATED AT 3224 SOUTH OCEAN BOULEVARD. (APPLICATION NO. PZ-25-34)**

### I. GENERAL INFORMATION:

**Applicant (Property Owner):**       Seagate of Highland Condominiums, Inc.  
3224 South Ocean Boulevard  
Highland Beach, FL 33487

**Applicant's Agent:**               Anthony Santella  
Seagate of Highland Condominiums, Inc.  
3224 South Ocean Boulevard #1010  
Highland Beach, FL 33487

**Property Characteristics:**

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

**Zoning District:**                   Residential Multiple Family High Density (RMH)

**Parcel Control Number:**         24-43-46-33-08-001-0010

**Site Location:**                   3224 South Ocean Boulevard

**Request and Analysis:**

The Applicant is requesting a special exception to install four (4) wood piles under existing finger piers for the property located at 3224 South Ocean Boulevard. The four (4) piles will support two (2) structurally compromised finger piers (two piles under each finger pier) which are located on an existing dock at the Seagate of Highland Condominium.

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

<b>FDEP (Permit No.)</b>	<b>ACOE (Permit No.)</b>
50-0300747-004-EE	SAJ-2013-00786-KAE (NW-JCP)

Section 30-68(g)(1) of the Town Code indicates that accessory marine facilities including pilings 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.

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 September 15, 2025 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](mailto:iallen@highlandbeach.us)**

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